



61 Knight Gardens *Lymington, SO41 9NZ*

SPENCERS  
COASTAL







*An attractive, modern, two-double-bedroom semi-detached property, built approximately 5 years ago by the well-respected local developer Pennyfarthing Homes.*

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### The Property

Upon entering through the front door, you're welcomed into a light and airy hallway with stylish Karndean flooring throughout the ground floor. There is a convenient cloakroom to the right and a staircase leading to the first floor. At the rear of the house is the open-plan kitchen/dining and living room. The kitchen is well equipped with an electric oven, gas hob, and extractor hood with space and plumbing for a washing machine, dishwasher and a tall fridge/freezer. The living room offers views over the rear garden and double doors leading to the sunny patio area. A large cupboard offers ample storage space.

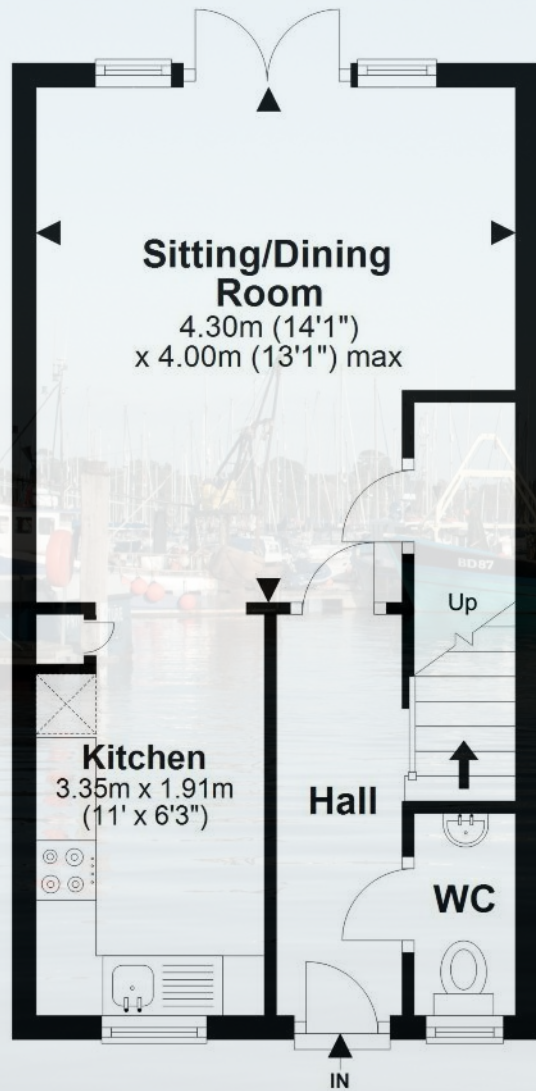
**£350,000**



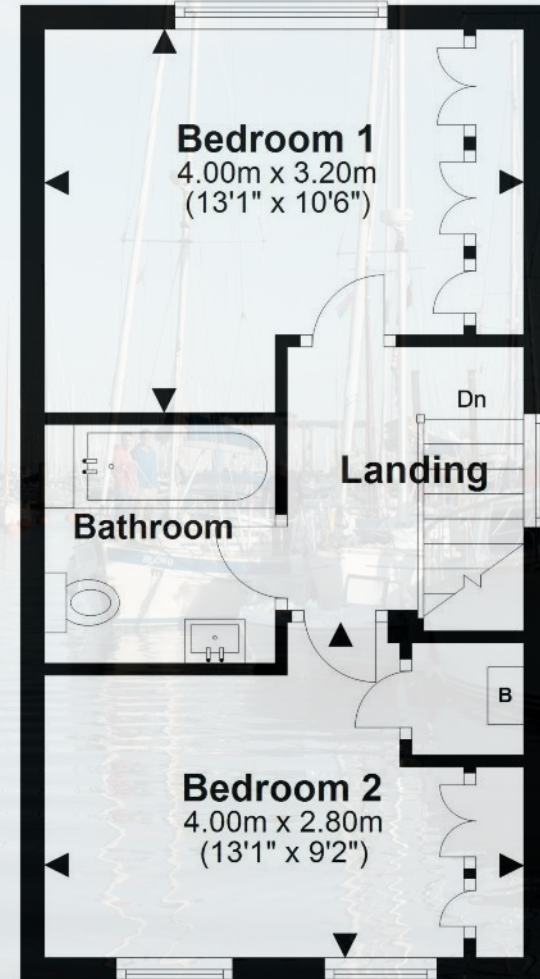


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Area  
62.0 sqm / 667.4 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.



*The property offers a private driveway for two cars, a sunny south facing garden, and is within walking distance of Lymington High Street and local amenities.*

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### **The Property Continued...**

Ascending to the first floor, the spacious south facing main bedroom overlooks the rear garden and benefits from fitted wardrobes. Panelled walls offer a stylish feature complemented by bedside wall lamps. The second double bedroom also has fitted wardrobes and has a further cupboard housing the Worcester boiler. Completing the upper level is a modern family bathroom featuring elegant tiling, inclusive of a bath with shower over, WC, and a wash hand basin.

### **Directions**

From our office proceed up the High Street and on to the one-way system keeping in the right hand lane. Turn right keeping Waitrose on the left and continue on to the Southampton Road, stay on the road until you reach the min roundabout. At the mini roundabout take the first left onto Alexander Road, then take the third turning right into Knight Gardens.





## The Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London.

## Services

Energy Performance Rating: B    Current: 83    Potential: 97

Council Tax Band: C

All mains services connected



*There is also a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes*

## Grounds & Gardens

Outside, the property presents a front path leading to the entrance and a private driveway on the side, accommodating 2 cars. The rear garden, predominantly laid with artificial grass is edged with an attractive raised border. The garden features a patio area and raised decking ideal for summer entertaining. Additionally, a communal garden with a playground is at the front.

## Points of Interest

Priestlands Secondary School	1.5 miles
Walhampton (Private School)	1.9 miles
Lymington Hospital	1.3 miles
Brockenhurst Train Station	4.4 miles
Brockenhurst Tertiary College	4.7 miles

## Important Information

Spencers of Lymington would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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