



**6 CURZON PLACE • PENNINGTON • LYMINGTON • SO41 8DS**

**£499,950**

Located within a small popular cul-de-sac, within easy reach of Lyminster High Street, this three bedroom, three storey townhouse has been in the same ownership since brand new in 1975 and is now being offered for sale chain free. This versatile property offers scope for modernisation and reconfiguration and benefits from tandem driveway parking for two/three vehicles and an integral garage.



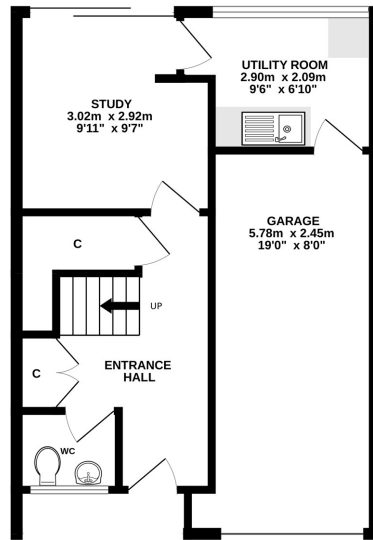
**FELLS GULLIVER**

PROPERTY EXPERTS

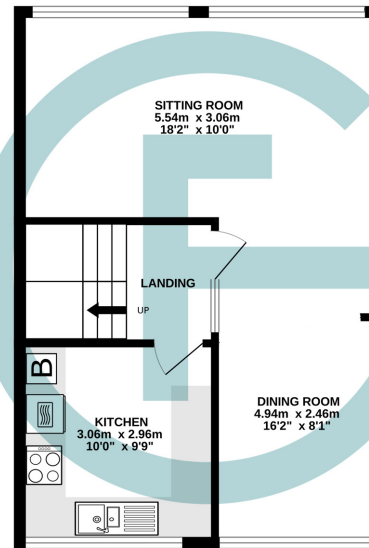
*Est. 1988*



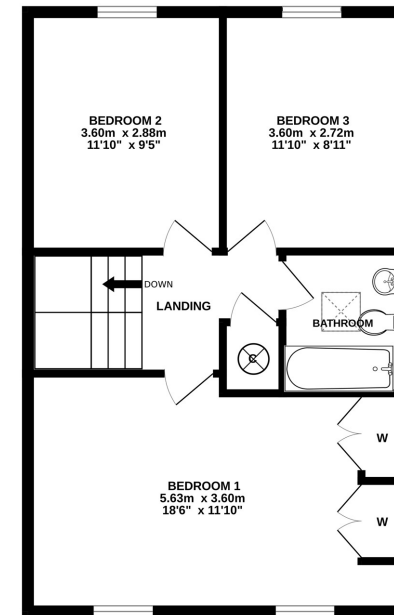
GROUND FLOOR  
42.4 sq.m. (457 sq.ft.) approx.



1ST FLOOR  
43.2 sq.m. (465 sq.ft.) approx.



2ND FLOOR  
51.2 sq.m. (551 sq.ft.) approx.



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TOTAL FLOOR AREA : 136.8 sq.m. (1473 sq.ft.) approx.  
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## Property Specification

Three storey townhouse with garage and driveway parking

Offered for sale with no forward chain

Three double bedrooms

Fitted kitchen

Utility room & ground floor cloakroom

Large L-shaped living room on first floor plus a ground floor study/sitting room

Well established private rear garden

Integral garage and driveway parking for two/three vehicles

Sought after location close to Lymington town centre and the salt marshes

Quiet cul de sac location

Versatile and spacious accommodation throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

# Description

Located within easy reach of Lymington High Street and close to Woodside Park, this rarely available three bedroom, three storey townhouse has been in same family since bought new in 1975. The property offers spacious and versatile accommodation and benefits from an integral garage and driveway parking for two/three vehicles. The property would benefit from modernisation in parts and is offered for sale with no forward chain.

Front door leading into the entrance hall. Stairs rising to the first floor with large understairs storage cupboard and additional cloaks cupboard. Cloakroom with WC, wash hand basin, radiator and obscure window to the front aspect. Door from the entrance hall through to the study which has sliding patio doors leading out to the rear garden and door into the utility room which has floor and wall mounted cupboard units with inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, window to the rear aspect and a door leading through to the integral garage, which has power and light and an up and over door to the front.

First floor landing with stairs rising to the second floor. Door into the kitchen which has a comprehensive range of floor and wall mounted cupboard and drawer units with work top over and tiled splashbacks, integral eye level double oven, four ring induction hob, one and a half bowl stainless steel single drainer sink unit with mixer tap, cupboard housing the gas fired central heating boiler, space for tall fridge freezer, window to the front aspect. From the landing, glazed door and side glazed panel leading into the open plan L-shaped sitting/dining room. Sitting room has two separate large windows overlooking the rear garden and the dining area has a window to the front aspect.

Second floor landing with airing cupboard housing the hot water tank and shelving for linen storage. Large master bedroom with two double built-in wardrobes and two separate windows to the front aspect. Bedroom two with window to the rear aspect overlooking the rear garden. Bedroom with window to the rear aspect. Family bathroom with suite comprising a panelled bath unit glass shower screen, mixer taps and handheld shower attachment, WC, pedestal wash hand basin with mixer taps, radiator, fully tiled walls.

Outside to the front there is driveway parking for two/three vehicles, leading up to the integral garage, with up and over door. There is a small area of lawn to the side and various shrubs, small hedge and silver birch tree and pampas grass.

The rear garden is fenced to all boundaries with a pedestrian gate to the side. The rear garden is mainly paved for ease of maintenance with various borders, shrubs and trees interspersed throughout the garden.

The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.







Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 [lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com) [fells-gulliver.com](http://fells-gulliver.com)

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