



20 Princess Royal Close

*Lymington, SO41 9NY*



SPENCERS





*A well-positioned and beautifully presented double-fronted four-bedroom detached home, set within a quiet cul-de-sac just a short walk from Lymington town centre.*



## The Property

Entering the property, you are welcomed into a hallway with access to the dual-aspect living room, featuring bifold doors opening onto the sunny rear garden and an attractive bay window to the front. The modern, open-plan kitchen offers space for a dining table and includes high-gloss units, integrated appliances—such as a dishwasher and electric oven with induction hob—granite worktops, and the boiler.

A separate utility room provides additional storage, a sink, space and plumbing for a washing machine, and a back door leading to the rear garden. A WC completes the ground-floor accommodation.

**£695,000**

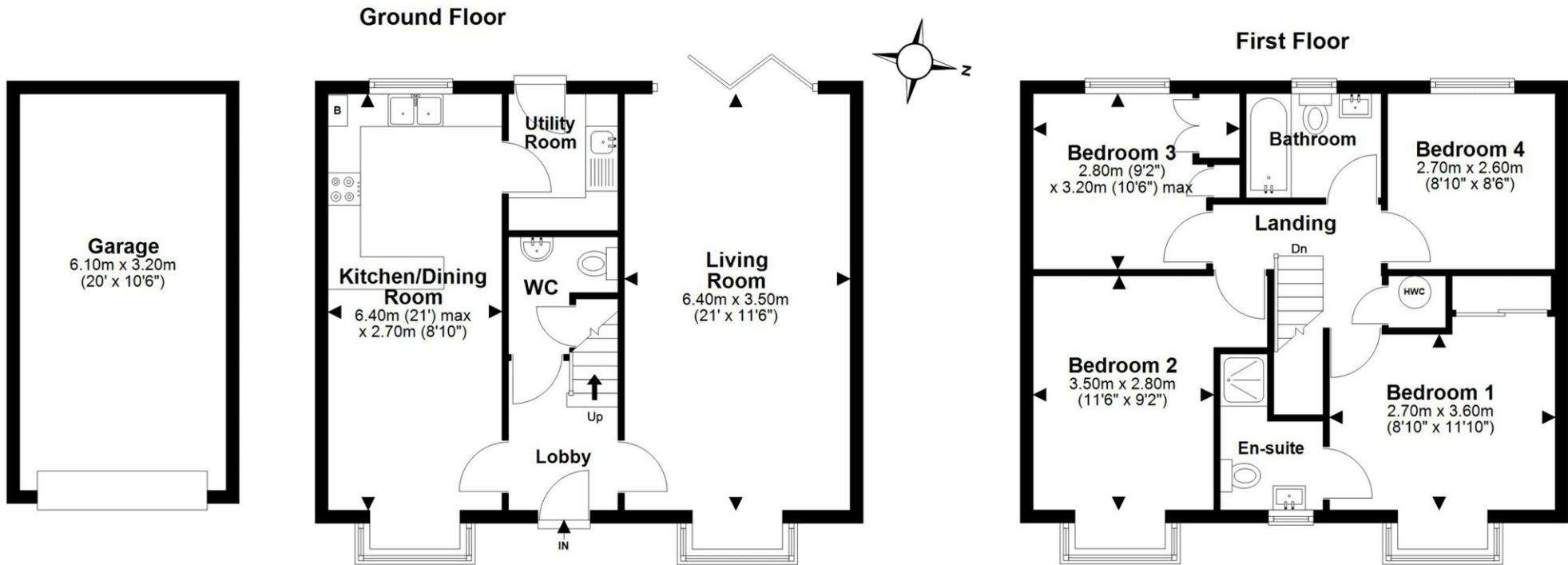


FLOOR PLAN

**Approx Gross Internal Areas**

House: 105.1 sqm / 1131.6 sqft  
Garage: 19.5 sqm / 210.2 sqft

**Total Approx Gross Area: 124.6 sqm / 1341.8 sqft**





*This modern property offers spacious, light-filled accommodation throughout and benefits from a sunny south-westerly aspect, along with a separate garage and private driveway.*

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### **The Property continued . . .**

Stairs rise to the first floor, where there are four bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary ensuite shower room. There are a further two double bedrooms and a fourth bedroom currently used as a study provide flexible living options. All four bedrooms benefit from air conditioning. The modern family bathroom is well-sized, and an airing cupboard is located on the landing.

### **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. Take the third turning on the left hand side into Kings Road and Princess Royal Close can be found a short distance on the left hand side. If you follow the road around to the right then take the turning left, the property can be found on the left hand side.



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*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

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### Grounds & Gardens

The property features a driveway leading to a detached single garage with power. A pedestrian side gate provides access to the garden, which enjoys a south-west facing aspect and one of the largest plots on the development. The garden includes a spacious patio, a lawn area, and a selection of vibrant shrubs, along with a handy shed/summer house.

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



## Additional Information

Tenure: Freehold

Council Tax: E

EPC: C      Current: 70      Potential: 82

Property Construction: Standard construction

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: FTTP - Fibre to the property directly. Ultrafast broadband with download speeds of up to 1000mps available at this property (ofcom)

Parking: Private driveway and garage

## Important Information

Spencers 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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