



13 Southampton Road

Lymington, SO41 9GH



SPENCERS





A charming Grade II listed mid-terraced home, full of character, offering three bedrooms, a spacious open plan reception room, and a delightful secluded rear garden. The property also benefits from private parking for one car to the rear.

The Property

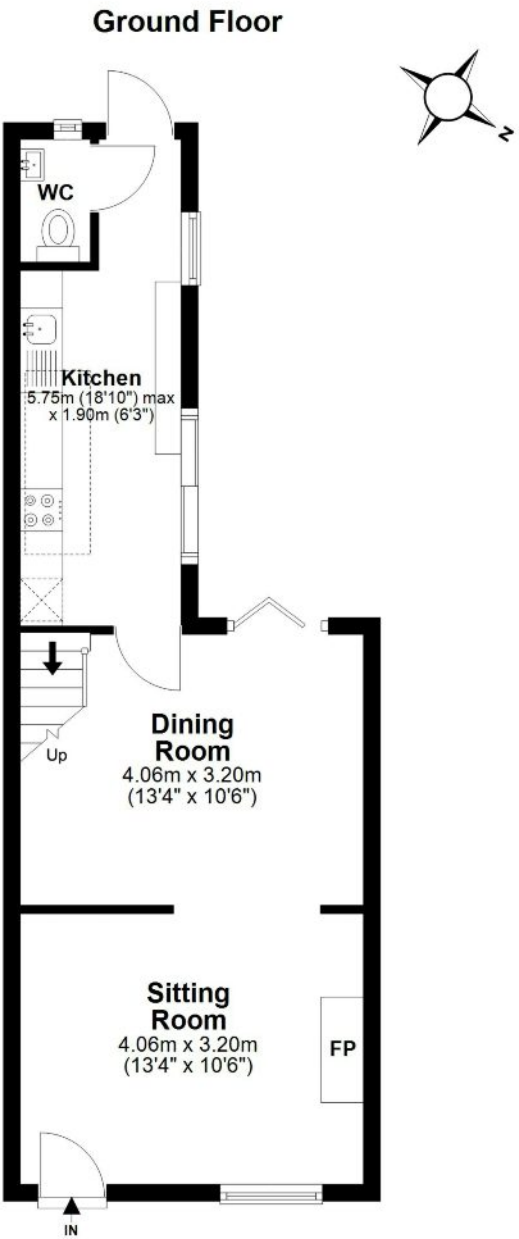
The front door opens directly into a spacious living room, featuring wooden floors, a log burner, and a traditional sash window to the front. Flowing naturally from here is a bright dining area, positioned beside the kitchen, with elegant double doors opening onto the garden.

The home has been cleverly extended by the current owner to include a stylish modern kitchen with sliding doors opening onto the garden. The kitchen enjoys garden views and is fitted with a range of cabinets and worktops, an induction hob, integrated fridge-freezer, washing machine, and a separate access door to the rear garden.

£500,000



FLOOR PLAN



Approx Gross Internal Area
86.2 sqm / 928.4 sqft

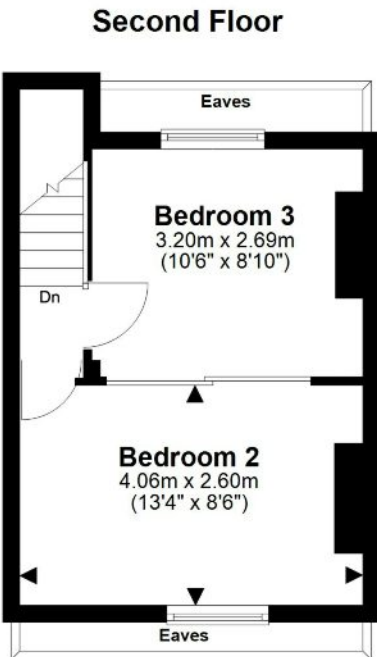
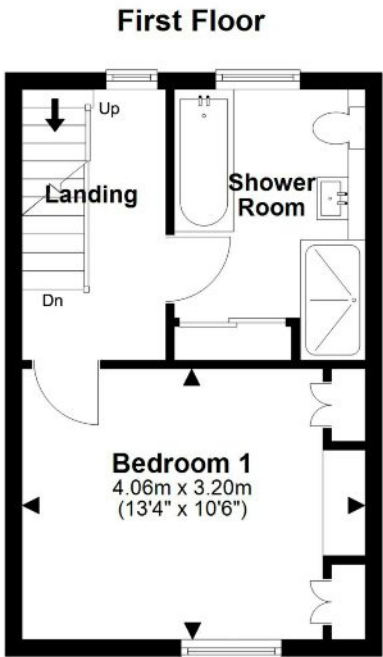


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



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Perfectly positioned in the heart of a historic Georgian market town, it enjoys close proximity to renowned deep-water marinas, world-class yachting facilities, scenic coastal walks, and the beautiful New Forest National Park.

The Property continued . . .

A staircase leads to the first and second floors, with a charming landing on the first floor offering a window overlooking the garden. The first floor comprises a generous principal double bedroom and a spacious modern family bathroom with a separate shower. On the second floor, two further bedrooms provide comfortable and versatile accommodation.

Grounds & Gardens

The attractive walled garden is accessed from the kitchen via sliding doors. Designed for ease of maintenance, it is laid with paving throughout and includes a storage shed, along with a pedestrian gate providing direct access to the private parking area.



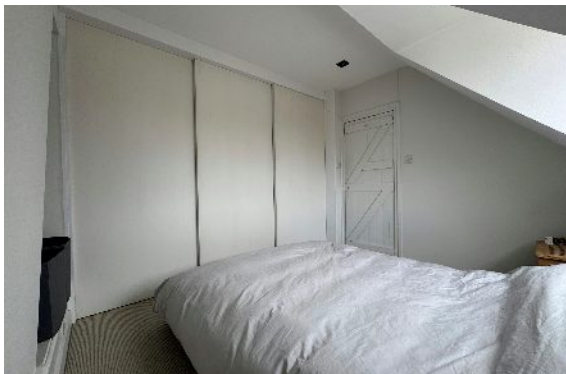
Situation

The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour as well as two deep water marinas and outstanding sailing facilities. The town is surrounded by the natural beauty of the New Forest National Park. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



Directions

From our office turn right and proceed to the top of the High Street. Continue around the one-way system, bearing right and pass Waitrose on your left. The property can be found on the left hand side, after the set of pedestrian crossing traffic lights. Parking is located behind the house accessed via Eastern Road. By foot; proceed to the top of the High Street and bear right into Southampton Road. The property can be found on the opposite side of the street, where there is a row of brightly coloured terraced town houses.



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

Services

Tenure: Freehold

Council Tax: D

EPC: D Current: 67 Potential: 77

Property Construction: Brick elevations & tile roof

Utilities: Mains gas, electric, water & drainage . The water supply is not on a water meter.

Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1000mps available at this property (ofcom)

Conservation Area: Lymington, Grade II Listed

Parking: Private driveway, parking is located behind the house and is accessed via Eastern Road.

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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