



Concordia

15 Southern Road, Lymington, SO41 9HR

SPENCERS  
COASTAL









*A conveniently positioned detached house offering 3 bedrooms (one en suite) as well as a separate family bathroom with off street parking and a detached garage.*

## The Property

Built just over 20 years ago by a long established and well regarded local developer the house draws its architectural design from the classic Victorian villa with a wide hall providing access to an adjoining sitting and dining room. There is a very well presented fitted kitchen opening onto the dining room which also has a back door to the garden. Also off the dining room is a conservatory which overlooks the garden. A wc completes the downstairs accommodation.

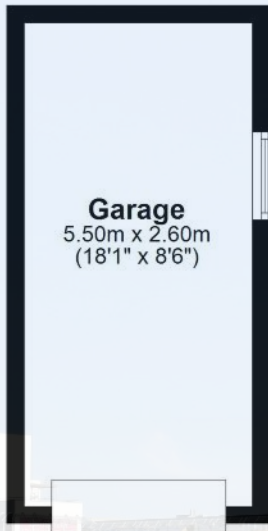
**£650,000**



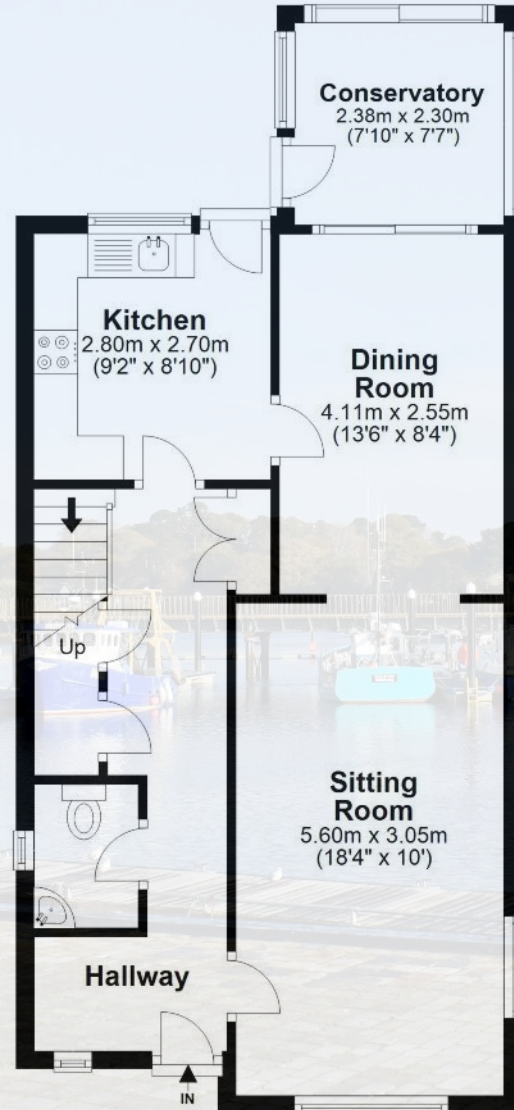


# FLOOR PLAN

## Ground Floor



**Garage**  
5.50m x 2.60m  
(18'1" x 8'6")



**Conservatory**  
2.38m x 2.30m  
(7'10" x 7'7")

**Kitchen**  
2.80m x 2.70m  
(9'2" x 8'10")

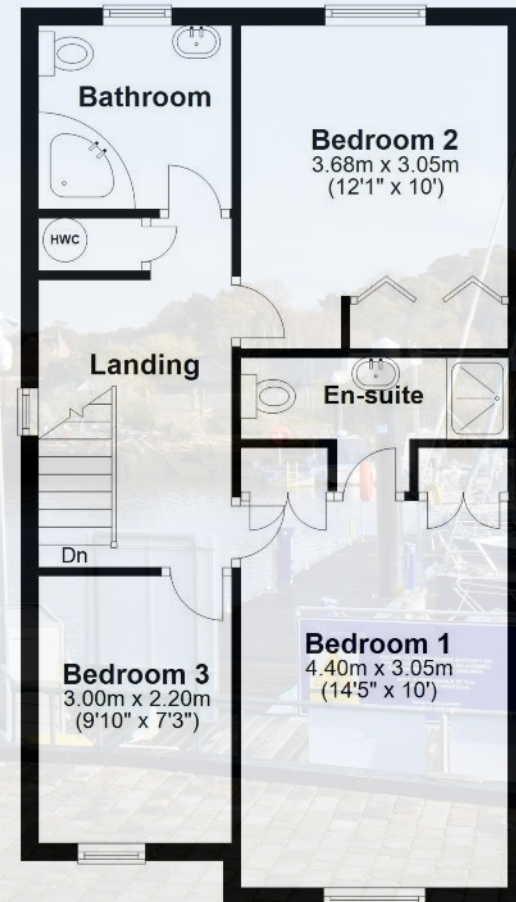
**Dining Room**  
4.11m x 2.55m  
(13'6" x 8'4")

**Sitting Room**  
5.60m x 3.05m  
(18'4" x 10')

**Hallway**

IN

## First Floor



**Bathroom**

**Bedroom 2**  
3.68m x 3.05m  
(12'1" x 10')

**Landing**

**En-suite**

**Bedroom 3**  
3.00m x 2.20m  
(9'10" x 7'3")

**Bedroom 1**  
4.40m x 3.05m  
(14'5" x 10')

### Approx Gross Internal Areas

House: 108.2 sqm / 1164.6 sqft  
Garage: 14.3 sqm / 154.0 sqft

**Total Approx Gross Area:**  
122.5 sqm / 1318.6 sqft





*The property is well presented throughout with an easily manageable garden and is within an easy walk of Waitrose and Lymington High Street.*

---

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

On the first floor there are three good bedrooms and the master bedroom features built in wardrobes as well as an en suite shower room. There is also a family bathroom with white suite incorporating a wc, sink and corner bath.



### **Situation**

Southern Road forms part of an attractive and peaceful enclave that has become increasingly popular in recent years due to its variety of spacious houses and proximity to Lymington's vibrant High Street. Shopse catering to all daily requirements can be found nearby including the significant attraction of having Waitrose as one's corner shop. Lymington has a weekly Saturday market and a wide range of boutique shops, restaurants and pubs as well as being a renowned sailing centre with excellent sailing clubs and marinas within a short stroll of the town centre. To the north lie the wide open spaces of the New Forest and there are excellent communications to London Waterloo from the town's railway station via Brockenhurst.





## Grounds & Gardens

The house is approached over a private block paved drive with a turning and parking area adjacent to the front door. Further parking is provided by the extended drive that leads to the detached garage at the rear of the property. Also to the rear of the house is a very private walled garden which is directly accessible from the conservatory and kitchen.

## Directions

From our offices on Lymington High Street head west past the church and at the one way system head past Waitrose and on to the Southampton Road as though heading to Brockenhurst. Immediately after the entrance to Waitrose turn left into Eastern Road and then take the first turning on the left into Middle Road. At the end of Middle Road turn right at the T-Junction with Southern Road and the property will be found almost immediately on the right hand side.



## Property Video

Point your camera at the QR code below to view our professionally produced video.







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

## Services

Energy Performance Rating: TBC Current: Potential:  
 Council Tax Band: E  
 All mains services are connected.

## Points of interest

Lymington Quay	1.2 miles
Waitrose Lymington	0.3 miles
Walhampton (Private School)	1.6 miles
Priestlands Secondary School	0.8 miles
Lymington Hospital	1.5 miles
Brockenhurst Train Station	4.7 miles
Brockenhurst Tertiary College	4.9 miles
The Pig	5.5 miles

## Important Information

Spencers of The New Forest 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.





## LYMINGTON QUAY

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

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)