



4 Clinton Road

*Lymington, SO41 9EA*

SPENCERS  
COASTAL





*A wonderful opportunity to acquire a link detached three bedroom property with driveway, garage and southerly facing rear garden.*

### The Property

The front door leads into a small lobby area with a door leading into the large lounge/diner and a further door into the cloakroom. The large living/dining room is of notable size and has a big picture window to the front aspect which provides ample natural light. The fireplace provides a warm ambient focal point to the room. There is a door through to the kitchen which could benefit from some updating and provides rear access out to the garden. It is fitted with a range of wall and floor mounted cupboards. There is space for a dishwasher, fridge freezer and cooker. The ground floor also has a study and access through to the integral single garage.

**£495,000**

 3  2  1

FLOOR PLAN

**Approx Gross Internal Areas**

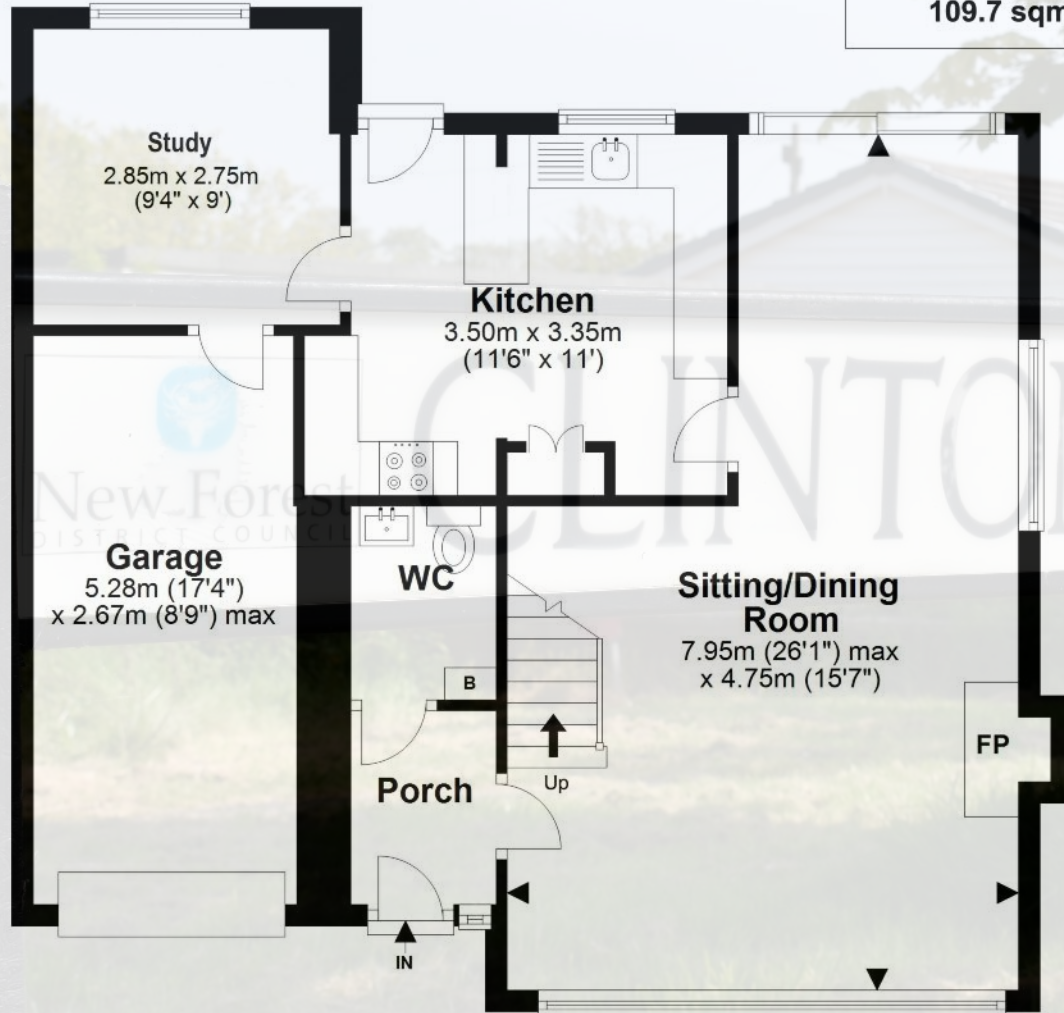
House: 94.5 sqm / 1017.2 sqft

Garage: 15.2 sqm / 163.9 sqft

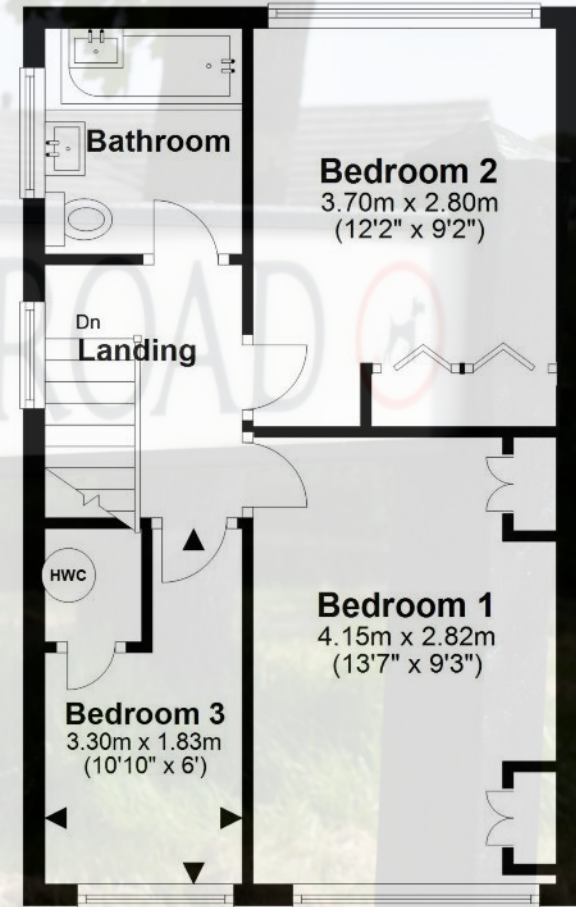
**Total Approx Gross Area:**

**109.7 sqm / 1181.1 sqft**

**Ground Floor**



**First Floor**





*The property offers a fabulous modernisation opportunity and would make a great family home with a short walk up to the local school and the high street.*

---

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

Stairs lead from the living room to the first floor where there are two double bedrooms both offering storage by way of fitted wardrobes. There is a further single bedroom with airing cupboard. The family bathroom which serves all bedrooms comprises of a pink suite including a panelled bath with shower over, wash hand basin and WC.



### **Directions**

From our office in the High Street, turn left and take the first left turning into New Street (between Boots and Costa) at the end of this road turn left and immediately right into Lower Buckland Road. Take the second turning on the right where a sign indicates it leads to Clinton Road and then the first turning on your left. Clinton Road is the next turning on the right hand side and the property can be found on the corner on the right hand side.



## Grounds & Gardens

To the front of the property is a pretty front lawn area with a driveway providing parking for several cars and a single garage. The rear garden which offers a sunny and private sheltered spot, is laid mainly to lawn with a patio area and enjoys mature hedging on the boundary. There is a side gate and path connecting the back to the front.



## Situation

Situated within walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. 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. 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 (5.5 miles) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



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

## Services

Energy Performance Rating: E Current: 49 Potential: 77  
Council Tax Band: D  
All mains services are connected.

## Points of interest

Lymington Quay	1.0 miles
Waitrose Lymington	0.9 miles
Walhampton (Private School)	1.4 miles
Priestlands Secondary School	1.5 miles
Lymington Hospital	1.2 miles
Brockenhurst Train Station	4.5 miles
Brockenhurst Tertiary College	4.6 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.



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)