



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

30 Highfield Road

Lymington • SO41 9JG



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Located within easy reach of Lymington High Street and local schools, this extended family home offers well presented and well proportioned accommodation with the benefit of three bedrooms and driveway parking.



3



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£415,000

Key Features

- Open plan kitchen/dining room opening out to the rear garden
- Utility room and cloakroom
- First floor family bathroom
- Enclosed rear garden
- EPC Rating: D & Council Tax Band: C
- Living room with feature fireplace
- Three first floor bedrooms
- Driveway parking for multiple vehicles
- Located within easy reach of Lymington High Street and catchment Schools



Description

This well presented and extended three bedroom semi-detached house is located in a popular road, within a short walk of Lymington High Street and local catchment schools.

Covered front door leading into the entrance hall, with stairs leading to the first floor. Door to the left into the living room with bay window to the front aspect and feature open fireplace. The open plan kitchen/dining room is at the rear of the property and the kitchen area has a comprehensive range of modern floor and wall mounted cupboard and drawer units with worktop over and inset single drainer sink unit with mixer tap over. Inset four ring gas hob with electric oven under and extractor hood over, window to the rear aspect and sliding patio doors with steps down to the rear garden. Ample space for dining table and chairs. Door from the kitchen into the utility room with space for tall fridge freezer and space and plumbing for washing machine. Door into the cloakroom with low level WC and wash hand basin. Part glazed door from utility room leading outside.

First floor landing with window to the side aspect. Master bedroom with window to the front aspect, Double bedroom two with window to the rear aspect. Bedroom three with window to the front aspect. Family bathroom with panelled bath unit with mixer shower over. Low level WC, pedestal wash hand basin with taps, chrome heated towel rail, part tiled walls, obscure window to the rear aspect.

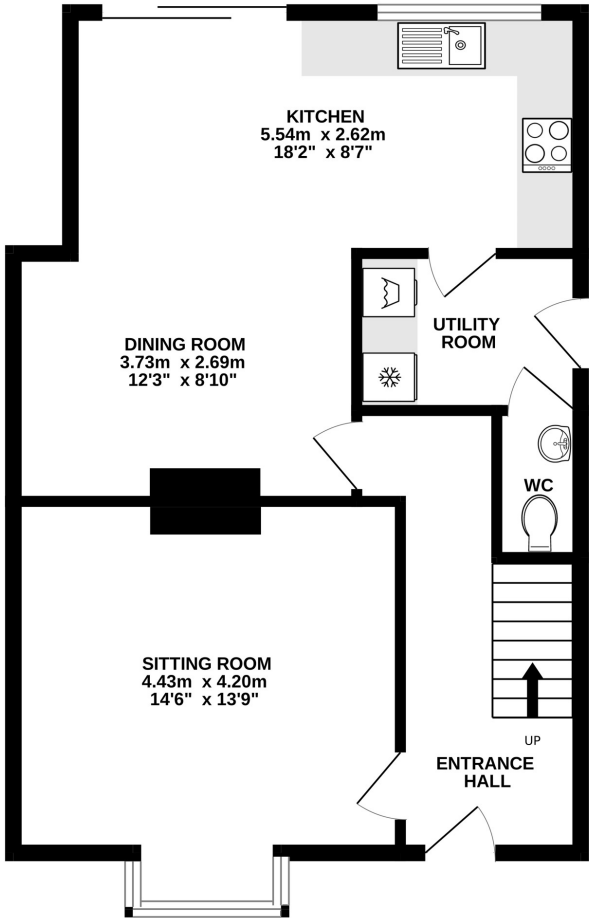
Outside to the front of the house, there is shingle driveway parking for a multiple vehicles. Side boundaries are fenced and there is a paved path to the right hand side leading up to the pedestrian wooden gate leading through to the rear garden.

The rear garden is mainly laid to lawn with a curved paved patio adjacent to the rear of the house, flower bed borders with various plants and shrubs and an apple tree. There is a decked area at the rear of the garden with wooden pergola over. Brick built shed with pitched roof. Outside tap. The garden is fenced to all boundaries and enjoys a sunny aspect.

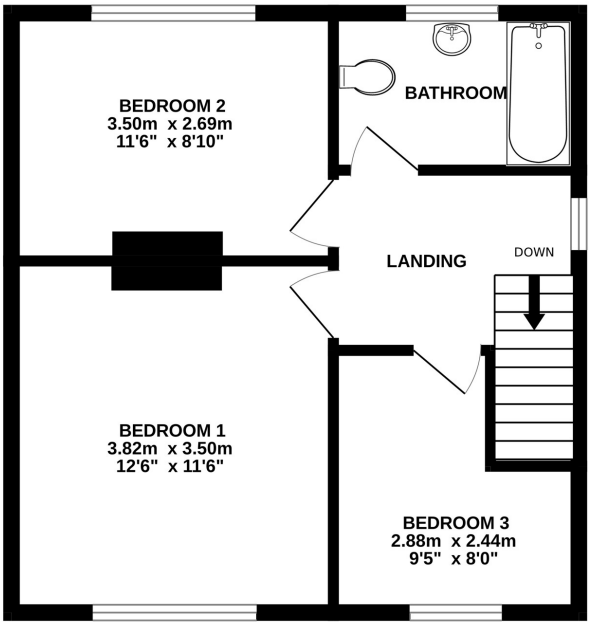
The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To 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.

Floor Plan

GROUND FLOOR
53.6 sq.m. (577 sq.ft.) approx.



1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



30 HIGHFIELD ROAD
TOTAL FLOOR AREA : 91.7 sq.m. (987 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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