



120 Southampton Road

*Lymington, SO41 8NA*

SPENCERS  
COASTAL









*A spacious, well presented three bedroom, two reception, semi detached house. The property has a lovely kitchen/breakfast room and extended ground floor with a wonderful light family living room, over looking the south facing rear garden.*



## The Property

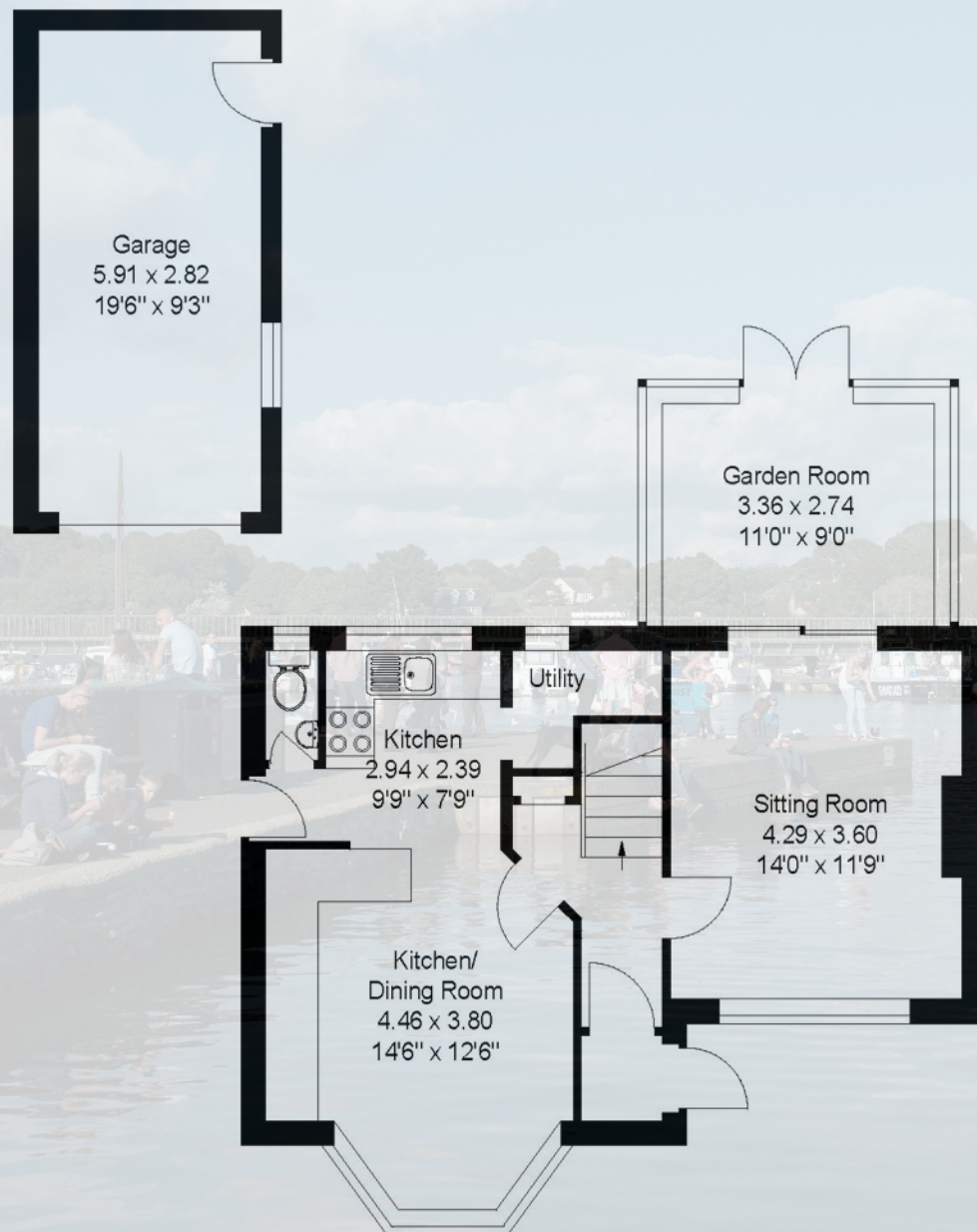
The front door opens in to a spacious hallway with stairs to the first floor and storage for coats and boots. The large kitchen/dining room is off here with a bay window over looking the extensive front garden and a window to the rear garden. The kitchen has a range of fitted cupboards and work surfaces with a fitted oven with electric hob, plumbing for dish washer, space for fridge freezer and a convenient utility room with plumbing for washing machine and additional storage space. There is a small inner hallway with a cloakroom and side door to the covered car port. The lounge is a lovely light and bright room with a fire place which could potentially hold a log burner, the room flows through to the lovely garden room with double doors leading out to the patio and lawn.

**£565,000**

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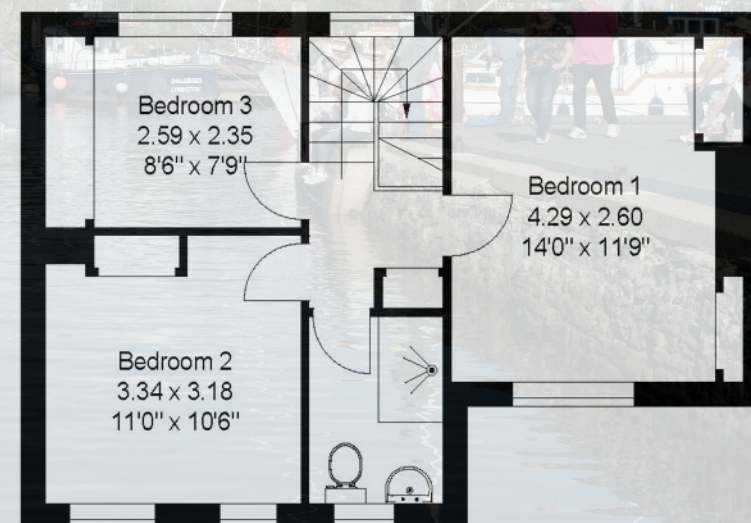
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 101sq.m. or 1087sq.ft.  
Garage: 16sq.m. or 172sq.ft.

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NOT TO SCALE**







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*There is a garage and extensive driveway parking. Conveniently situated adjacent to Buckland Rings where there are beautiful countryside walks through the Iron Age hill fort and within walking distance to schooling as well as the Lymington High Street.*

### The Property continued . . .

Stairs rise to the first floor landing with the master bedroom with rear views and twin fitted wardrobes. Bedroom two is another double, again with fitted wardrobes and bedroom three is a single. The modern white bathroom suite with a double walk in shower completes the family accommodation.

### Directions

From our office in the High Street, head towards the top of town and onto the one way system keeping in the right hand lane, onto Southampton Road. Continue straight ahead through the traffic lights, pass the Toll House pub on your left. As you approach the mini roundabout about turn right in to the no through road and the property can be found on your right.





## Grounds & Gardens

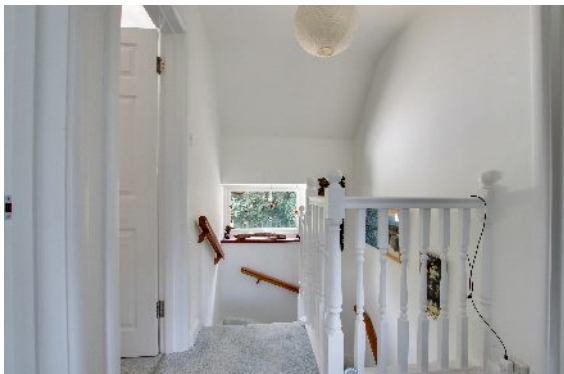
The front drive is mainly gravelled with extensive parking for numerous vehicles. The drive leads to a covered car port and single garage with up and over doors. The rear garden offers excellent privacy with a large lawn, patio, raised brick beds, fence borders and a rear pedestrian gate which leads on to Marsh Lane.



## Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, together with two Marinas and sailing clubs are within easy reach of the property. 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 giving access to London. There is also a branch line train link to Brockenhurst Railway Station which provides a half hourly service to London Waterloo with a journey time of 90 minutes.





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

## Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: D

Current: 66 Potential: 79

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water. Private drainage via shared septic tank between two properties. The tank is not located on the boundary of the property.

Broadband: Superfast broadband with speeds of up to 60mbps is available at this property

Conservation Area: No

Parking: Private driveway

## Important Information

Spencers of Lymington 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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