



27 Gosport Street

Lymington, SO41 9BG

SPENCERS
COASTAL



The Property

This charming three-bedroom, two reception semi-detached Victorian cottage seamlessly blends traditional and contemporary living and has historically been run as a successful holiday let. Nestled in a prime location, just a short walk from Lymington High Street, this property boasts a delightful lawned garden, with a side walk which leads to the Haven Quay and train station.

The front door opens into a hallway with under stairs storage and door through to the lounge. This is an East facing room over looking the garden with a feature fireplace with log burner, wooden floors and double doors to the garden. The dining room is a good size with a front aspect, range of fitted shelving, wooden floors, high ceilings and another feature fireplace. The kitchen has a range of fitted cupboard units and work surfaces, fitted electric hob, oven and space for fridge freezer. The utility with plumbing for a washing machine is off here with a stable door to the rear garden and cloakroom. Rising the stairs to the landing there are three bedrooms. The main double room has a walk in cupboard and a front aspect with high ceilings and ample light. Bedroom two over looks the garden and is another double with bedroom three being a single. The white family bathroom suite with window to the garden completes the accommodation.



The Situation

Gosport Street is a most sought after location walking distance to the High Street and within minutes of the marinas and sailing clubs of the Georgian market town of Lymington. This cosmopolitan town also offers diverse shopping facilities, a picturesque harbour 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 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.



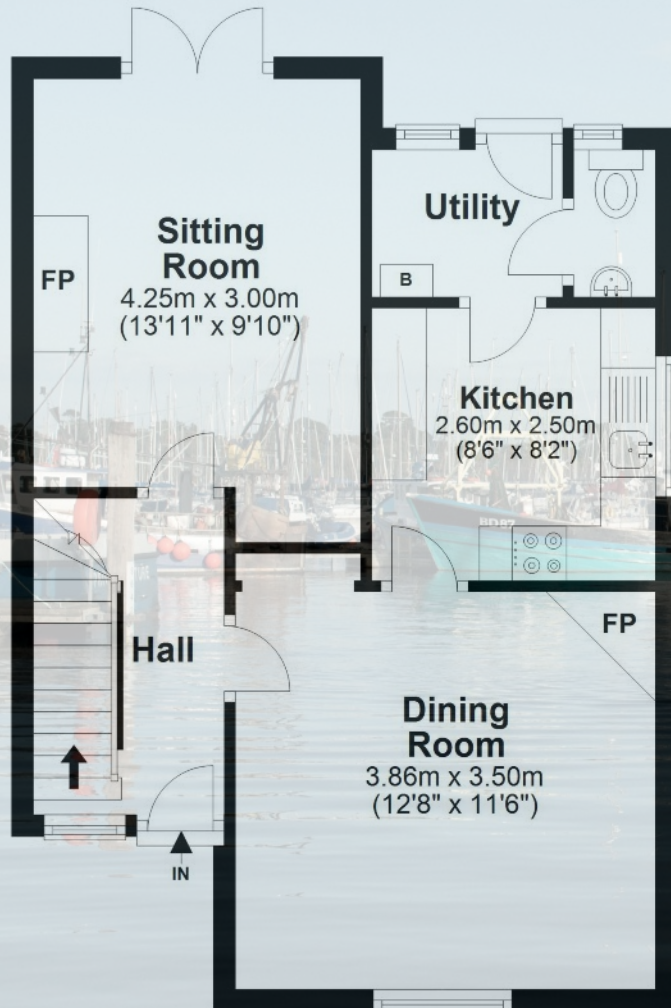
£495,000



FLOOR PLAN

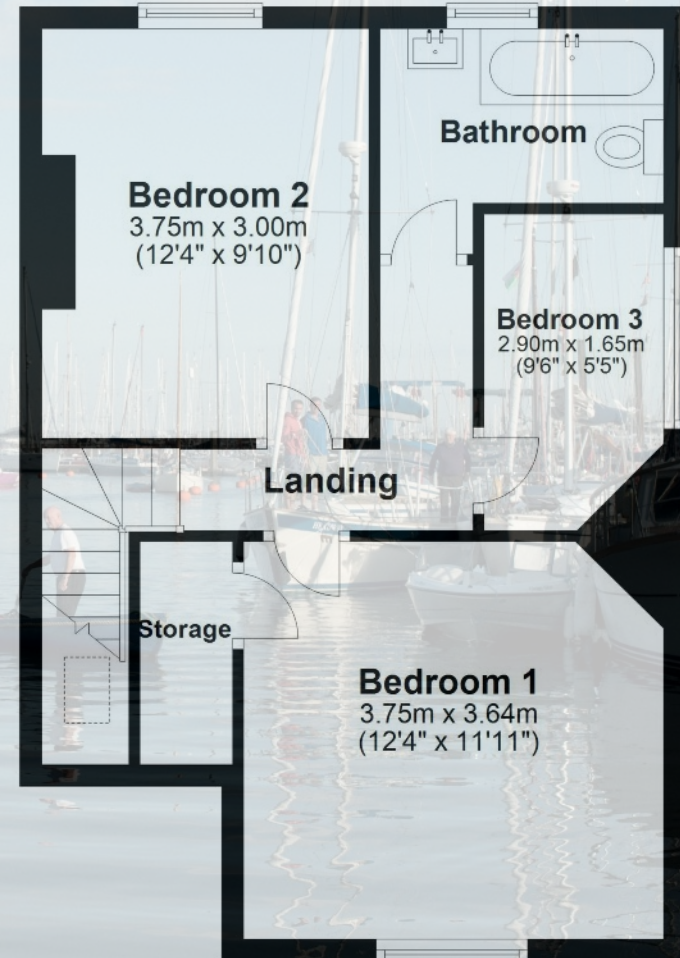
Ground Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 86.5 sq. metres (931.5 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Grounds & Gardens

Patio doors open on to a lovely east facing lawned garden with fence and brick borders, a wide gravelled area with wooden garden shed and side access to the alleyway which leads to the train station and town quay.

Services

Energy Efficiency Rating: D Current: 57 Potential: 76

Council Tax Band: C

All Mains Services Connected



Directions

From our offices proceed East down the high street heading towards the town quay. Follow the road around the sharp left hand bend on to Gosport Street and continue for approx 200 yards and the property can be found on the right hand side.

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:

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