



62 Vitre Gardens

Lymington, SO41 3NB

SPENCERS
COASTAL





A three bedroom detached house with two bathrooms, garage, private parking and a South facing garden in a much sought after and small development south of the high street in Lymington.

The Property

The front door opens in to the hallway with a ground floor cloakroom. The dining hall has a front and side window with stairs leading to the first floor. The lounge is a light and bright room with a side aspect as well as double doors to the conservatory with garden views and an ornamental fireplace with wood surround. The conservatory is accessed off the lounge with lovely south facing views of the walled garden. The fitted kitchen has side access to the garden and a range of fitted cupboards and work surfaces with a fitted electric oven, electric (halogen) hob and extractor, plumbing for a washing machine and a small dishwasher and space for fridge freezer.



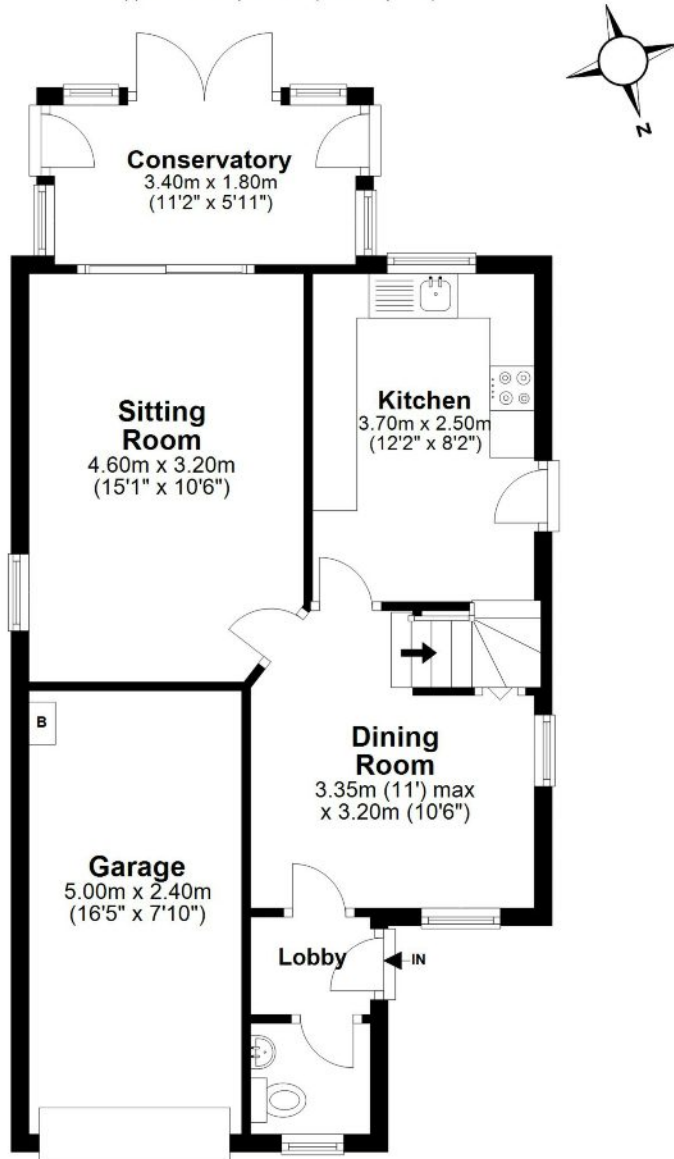
£625,000



FLOOR PLAN

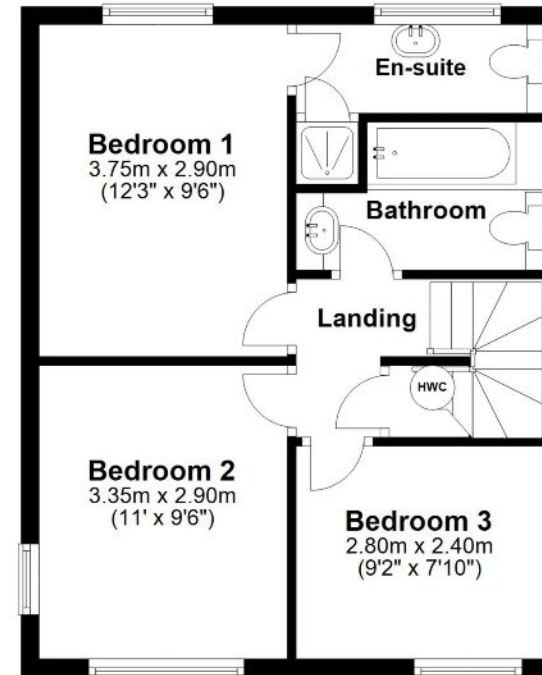
Ground Floor

Approx. 57.1 sq. metres (614.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 98.7 sq. metres (1061.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



The property is located a short walk to the Fishermans Rest, Woodside Park, the Marina and Lymington high street.

The Property continued . . .

Rising the stairs to the landing there is loft access and an airing cupboard housing an immersion tank. The master bedroom is a particularly good size room with a southerly aspect, space for wardrobes and an en-suite shower room. The second bedroom has a twin aspect and is again a good sized double. Bedroom three is the final double room with front aspect. The modern white bathroom suite with separate bath and shower completes the accommodation.



The Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world-renowned sailing resort, as well as an open-air seawater bath that was built in 1833. 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. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.



The property benefits from off road parking for two cars and a single garage.

Grounds & Gardens

The front drive provides ample off road parking for two cars and leads to the single garage with up and over door, power and light. There is side access via a wooden gate which opens in to the south facing rear walled garden. Part patio and part lawn, the garden offers a private, tranquil space with areas of planting, mature shrubs and bushes and small trees.



Directions

From our office continue up the High Street and just before entering the one way system turn left into Belmore Lane. On reaching the roundabout take the first exit into Vitre Gardens. Follow the road around to the right where the property can be found a short distance along on the right hand side in a private cul de sac.



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

Services

Energy Performance Rating : C Current: 71 Potential: 85

Council Tax Band: D

All mains services connected

Points of interest

Waitrose Lymington	0.7 miles
Priestlands Secondary School	0.8 miles
Walhampton (Private School)	2.0 miles
Royal Lymington Yacht Club	1.0 miles
Brockenhurst Train Station	5.3 miles
Brockenhurst Tertiary College	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

www.spencersnewforest.com