



6 Belmore Road

*Lymington, SO41 3NT*

SPENCERS  
COASTAL





*One of the most conveniently positioned houses in Lymington on an attractive sought after road only a moments walk for Lymington High Street.*

## The Property

As you approach, the covered porch invites you in, leading to a hallway adorned with exquisite Amtico parquet flooring that extends throughout the ground floor. Upon entry, you're greeted with access to a convenient downstairs cloakroom and stairs ascending to the first floor.

The hallway unfolds into the heart of the home - a magnificent kitchen/family room overlooking the garden. The kitchen is a masterpiece, featuring modern built-in appliances and a handy bespoke built-in pantry. A striking breakfast bar with sleek drop-down lamps sets the scene for casual dining, while bifold doors seamlessly connect the indoor and outdoor spaces, leading to the patio and garden. Nestled within the dining area is a captivating gas log burner, adding warmth and charm to gatherings. The dining area effortlessly flows into the sitting room, which can be partitioned off with sliding doors for privacy.

**£795,000**





*This house has undergone extensive renovations, boasting meticulous attention to detail and modern finishes throughout, this property offers a seamless blend of comfort and style.*

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

Here, a delightful bay window frames views of the front drive, infusing the space with natural light.

Venturing upstairs, you'll discover three bedrooms, each offering its own unique charm. The main bedroom boasts yet another charming bay window and a fitted wardrobe, providing ample storage solutions. Bedroom two, a spacious double, overlooks the rear garden, offering a tranquil retreat. Meanwhile, the third bedroom is perfect as a single room or nursery, catering to various needs. The landing on the first floor is not just a passageway but a spacious and luminous area, currently utilized as an open study/office space, ideal for work or study from home setups. Completing the upper level is the family bathroom, featuring a generously sized open walk-in shower.

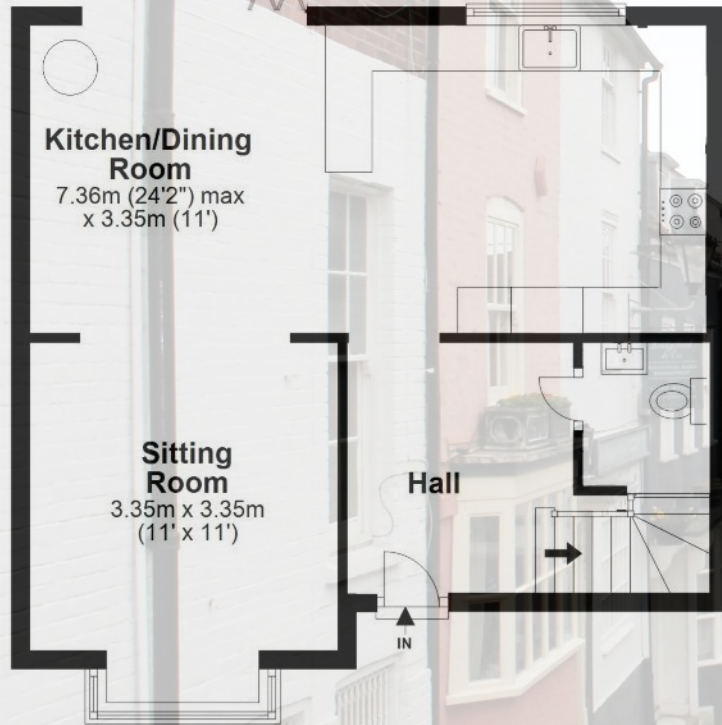
### **Directions**

From our office on Lymington High Street, head up the high street taking the last left before the one way system in to Belmore Lane. Turn first right into Belmore Road and the house can be found 50 yards on the right.

FLOOR PLAN

**Ground Floor**

Approx. 57.2 sq. metres (615.6 sq. feet)



**First Floor**

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 101.8 sq. metres (1095.9 sq. feet)

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



*A spacious open-plan kitchen and dining area, three bedrooms, complemented by ample parking, detached garage and a good size garden.*

### The Situation

There are very few semi detached houses in Lymington that offer a more central and convenient location. The top of the high street is less than 175 yards away and Marks & Spencer is just around the corner. Despite being very close to the centre of town, the house is remarkably peaceful and is nicely set back from Belmore Lane which is a quiet, attractive road composed of established family properties. Lymington offers a wide range of national and independent shops as well as a range of excellent pubs and restaurants. The town is renowned for its sailing clubs and deep water marinas which provide direct access to the Solent. Ferry services to the Isle of Wight leave regularly and there is a railway station providing services to London, via Brockenhurst in approximately 1 hour 50 minutes.

### Services

Energy Performance Rating: D Current 67 Potential 81

Council Tax Band: E

New boiler, installed 2022

Completely new plumbing and heating system and electrics

All mains services are connected.



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

## Grounds & Gardens

A spacious tarmac drive leads to a detached garage, providing ample parking space. The garden, which is bordered by evergreen shrubs offers a peaceful ambiance. Tucked away in a corner, you'll find a raised vegetable patch for gardening enthusiasts. Step out from the kitchen onto a patio, shaded by a pergola.

## Points of interest

Priestlands Secondary School	0.4 miles
Lymington Recreation Centre	0.4 miles
Waitrose Lymington	0.5 miles
Lymington Quay	0.8 miles
Lymington Hospital	0.9 miles
Walhampton (Private School)	1.1 miles
Brockenhurst Golf Club	4.2 miles
Brockenhurst Train Station	4.7 miles
Brockenhurst Tertiary College	4.6 miles
The Pig	4.7 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@spencersproperty.co.uk](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)