



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

11 May Avenue

Lymington • Hampshire • SO41 9DQ



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This charming three-bedroom house is situated on a quiet no-through road, just a short walk from Lymington town centre and its local amenities. The property benefits from a large private rear garden, a second-floor third bedroom, and a large outbuilding/garden room with power, making it an ideal home for both comfortable living and flexible use of space.



3



1



£475,000

Key Features

- Double glazed sash windows throughout
- Large summerhouse with power ideal for a home office, studio, or entertaining space
- Good size rear garden
- Well presented accommodation throughout
- Two further bedrooms
- Open plan sitting/dining room through to Kitchen
- Within walking distance of Lymington High Street and local amenities
- Located on a quiet no-through road
- Principle bedroom with fitted wardrobe
- EPC rating D & Council Tax Band: B

Est.1988



Description

Three-bedroom semi-detached character house with large rear garden, located in a popular no-through road within an easy walk of Lymington High Street and local amenities. This property benefits from well-proportioned accommodation, bright and spacious living areas, and a particularly generous rear garden ideal for family living and entertaining.

The front door opens into a welcoming entrance hall, with stairs rising to the first floor. To the right, the dining room enjoys a front aspect window and a charming feature fireplace, creating an ideal space for entertaining, and flows seamlessly through to the generous sitting room. This inviting room benefits from a rear aspect window, a wood-burning stove forming a warm focal point, and a door leading through to the kitchen. The kitchen is flooded with natural light from a Velux window and rear aspect window and is fitted with a range of floor and wall-mounted cupboards. Appliances include an oven, four-burner induction hob and double sink, with space provided for a dishwasher, washing machine and fridge freezer. A rear door provides convenient access to the garden via the decking, perfect for indoor-outdoor living.

The first-floor landing provides access to a useful storage cupboard and stairs rising to the second floor. The principal bedroom is positioned at the front of the property and benefits from a front aspect window and fitted wardrobe, offering ample natural light. Bedroom two enjoys a pleasant rear aspect with garden views, as does the well-appointed family bathroom, which

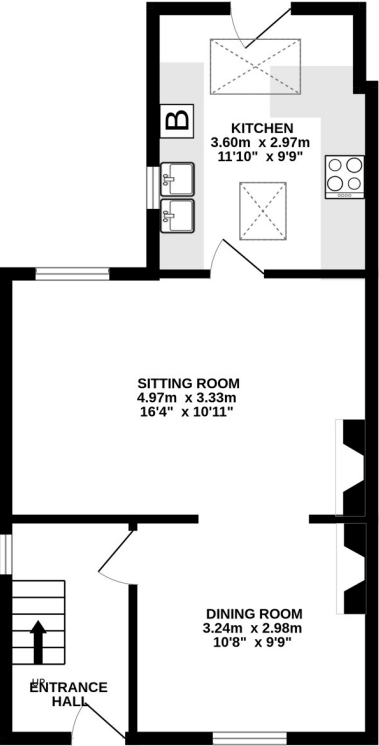
is fitted with a bath, separate shower unit, WC, a hand wash basin, and a heated towel rail. Stairs rise to the second floor, where the landing leads to the third bedroom and also provides some useful storage space. This room is filled with natural light from both a Velux window and a rear aspect window, enjoying attractive views over the rear garden and making it ideal as a guest bedroom or study.

Outside, the delightful summerhouse has power, an internet connection point and features double doors and two windows, creating a bright and versatile space ideal for use as a home office, studio or entertaining area. Set within the garden, it enjoys a pleasant outlook and provides a peaceful retreat separate from the main house.

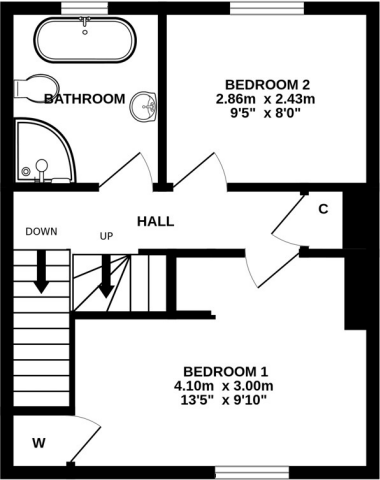
May Avenue is a short walk to the beautiful Georgian market town of Lymington. Lymington has an abundance of independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst, 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

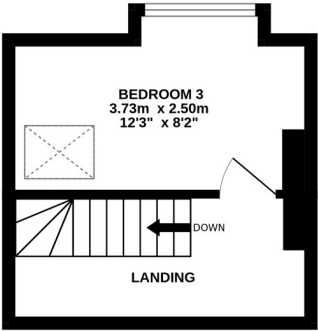
GROUND FLOOR
40.8 sq.m. (439 sq.ft.) approx.



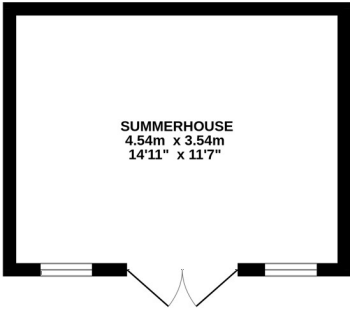
1ST FLOOR
30.7 sq.m. (331 sq.ft.) approx.



2ND FLOOR
16.0 sq.m. (172 sq.ft.) approx.



OUTBUILDING
16.1 sq.m. (173 sq.ft.) approx.



11 MAY AVENUE

TOTAL FLOOR AREA : 103.6 sq.m. (1115 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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