

28 Queen Elizabeth Avenue

Lymington, SO41 9HP

SPENCERS







A three bedroom semi detached house located a short walk from Waitrose and the top of the high street postioned on a large plot with a driveway, garage and impressive lawned garden.

The Property

A covered entrance porch provides the ideal space for storing boots and umbrellas. The inner door opens into a welcoming hallway, featuring a staircase to the first floor and a useful under-stairs storage cupboard. The east-facing sitting room enjoys an attractive outlook over the front garden and along the full length of the street. A feature fireplace provides an inviting focal point, while an open walkway leads through to the dining room, which also benefits from a fireplace and delightful views over the garden. The modern kitchen is well appointed with a range of fitted cupboards and generous worktop space, offering ample storage and practicality. A door leads through to a spacious utility room, which provides additional fitted storage, access to the garden and a conveniently located cloakroom.

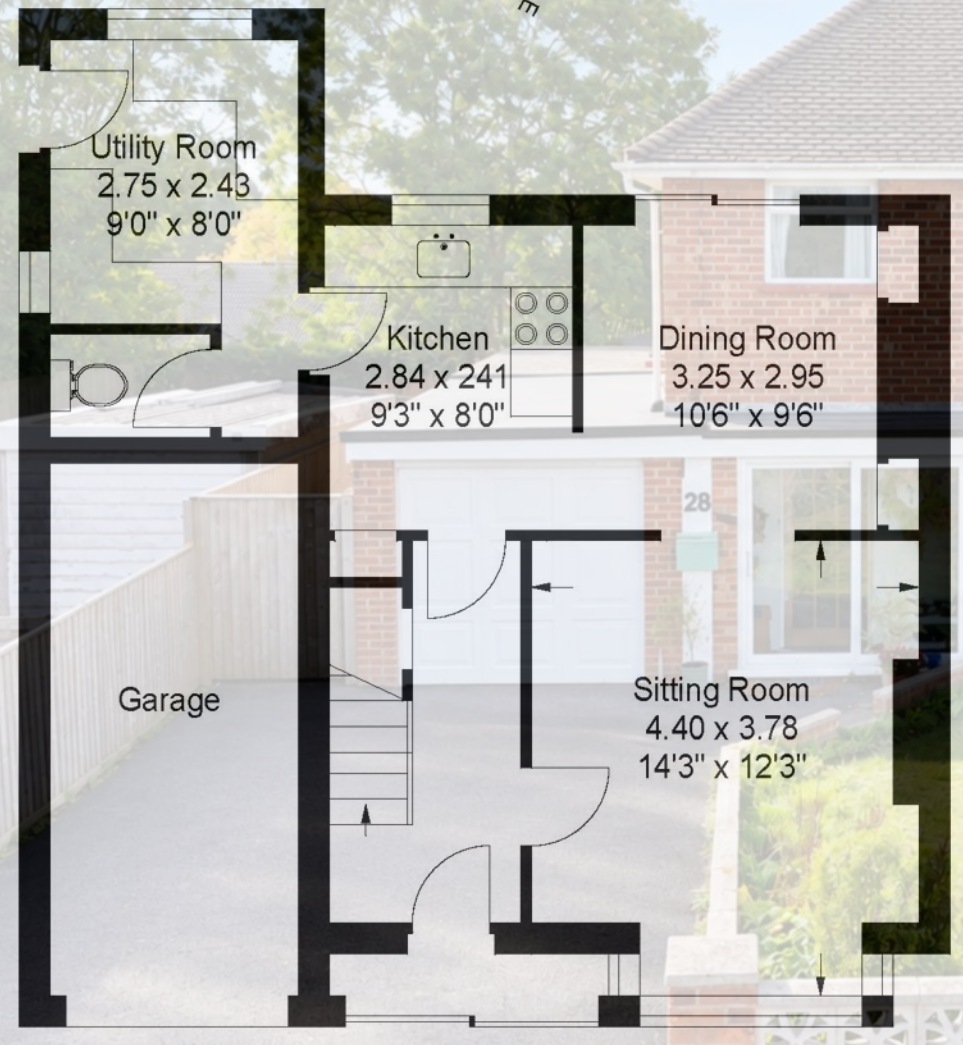
£475,000

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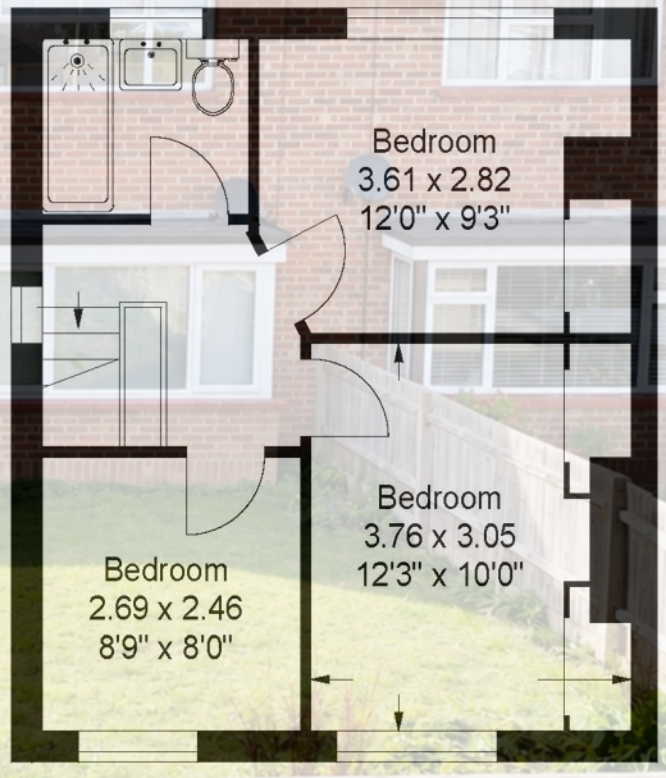
Approximate
Gross Internal Floor Area
Total: 105sq.m. or 1130sq.ft.
(Including Garage)

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NOT TO SCALE



Ground Floor



First Floor





The family home offers spacious accommodation with a fitted kitchen, utility, lounge, dining room, three bedrooms and bathroom.

The Property continued . . .

Stairs rise to the first-floor landing, which gives access to three bedrooms. The principal bedroom is a generously proportioned double, enjoying an easterly aspect and featuring twin fitted wardrobes. The second bedroom overlooks the garden and benefits from a fitted cupboard, while the third bedroom is a single room positioned at the front of the property. Completing the accommodation is a modern family bathroom, featuring a contemporary suite and serving the three bedrooms.

Directions

From our office in the high street, proceed up towards the church and to the one way system bearing right and passing Waitrose on your left. Continue along Southampton Road, straight across the next set of traffic lights and then first left into Queen Elizabeth Road. The house can be found at the very far end almost directly ahead of you as the road bends to the left.





Grounds & Gardens

There is ample off road parking on the drive plus an integral garage and lawned front garden. A pedestrian gate leads through to a large patio accessed off the dining room and a lovely south west facing lawned garden with mature plantings, trees, shrubs and bushes.

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.





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

Additional Information

Tenure: Freehold

Council Tax: Band C

EPC: E Current: 43 Potential: 84

Property Construction: Traditional brick & block

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: Ultrafast broadband achievable at this property with download speeds of up to 10000Mbps (Ofcom)

Parking: Garage & private driveway

Electrical Vehicle (EV) Charging Point: Yes

Important Information

Spencers 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 fitments, 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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