

86 Gosport Street

Lymington, SO41 9BD

SPENCERS
COASTAL


MONACO, 15





A beautiful Edwardian townhouse is conveniently located in the centre of Lymington, close to the Town Quay and the amenities of Lymington's famous Georgian High Street. The property has been updated with a touch of charm and character by the current owners. A superb feature of the property is the open plan kitchen/dining room.

The Property

Steps lead to the front door which opens into the lovely hallway with door to the sitting room which boasts a large south facing bay window and feature open fireplace currently fitted with a gas fireplace. The hallway flows through to the open plan family room offering a versatile entertaining space with log burner. The kitchen comprises of oak work tops with a range of base level storage cupboards, 5 ring gas hob, electric fan oven and a granite top central island unit with inset sink. The breakfast/dining area is a lovely space with a glazed roof allowing the afternoon light to flood in, French Doors lead out to the rear decking area plus there is a side door that opens into the covered alleyway leading to the front of the house. To the back is a good size utility room with space for all appliances and leads to the downstairs shower room.

Staircase leads to the first floor split-level landing. The master bedroom is a real feature of the property with a large bay window to the front aspect, a feature fireplace and a range of floor to ceiling fitted wardrobes. There are two further double bedrooms with views over to the rear garden. All bedrooms are comfortably serviced by the family bathroom, comprising a bath with shower over, low level W.C and a wash hand basin.

Agents Note: The entire loft area has been prepared as a loft room featuring a Velux window, electrical fittings, power sockets, full boarding, and carpeting. Subject to the appropriate planning permissions, a staircase could be installed—something that has already been done in the neighbouring property.

£625,000

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FLOOR PLAN

Approx Gross Internal Area: 121.6 sqm / 1308.7 sqft

Workshop: 9.9 sqm / 106.5 sqft

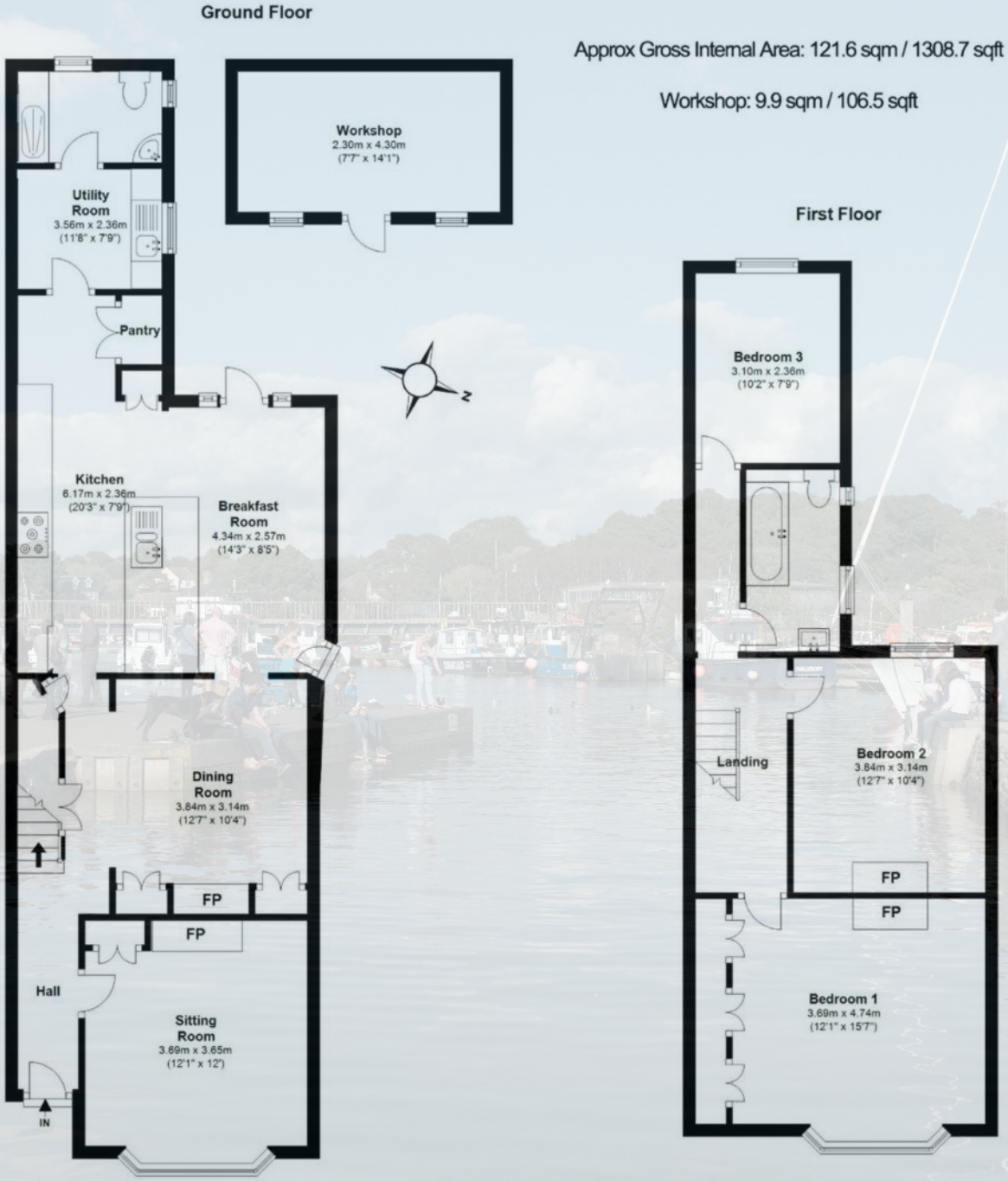


Illustration for identification purposes only; measurements are approximate, not to scale.
Plan produced using PlanUp.











There is an enclosed and sunny west facing rear garden and a residents parking permit is available for on street parking.

Grounds & Gardens

The garden has been set out with ease of maintenance in mind with an attractive decked area perfect for alfresco dining. Steps lead up to a raised lawn area with flower bed surrounds, there is also a good sized workshop. The property is situated in the heart of Lymington close to all amenities and benefits from local residents' permit parking in Gosport Street.

The Situation

The 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.













Directions

From our office proceed down the High Street and at the bottom follow the road around into Gosport Street where the property can be found on your left approximately a ¼ of a mile along.

Services

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 64 Potential: 78

Services: Mains gas, electric, water and drainage.
Heating: Gas central heating

Property Construction: Brick construction

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, buyers to check with their provider for further clarity.

Parking: A residents parking permit is available for on street parking at approximately £40 per annum.

Important Information

Spencers of Lymington 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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