

4 Buckland Court

Lower Buckland Road, Lymington, SO41 9ER

SPENCERS







A well-presented and conveniently located three-bedroom mid-terrace townhouse featuring a private garden and a spacious garage. Situated just a short walk from the high street, town quay, and train station, the property enjoys an abundance of natural light and offers generous open-plan living.

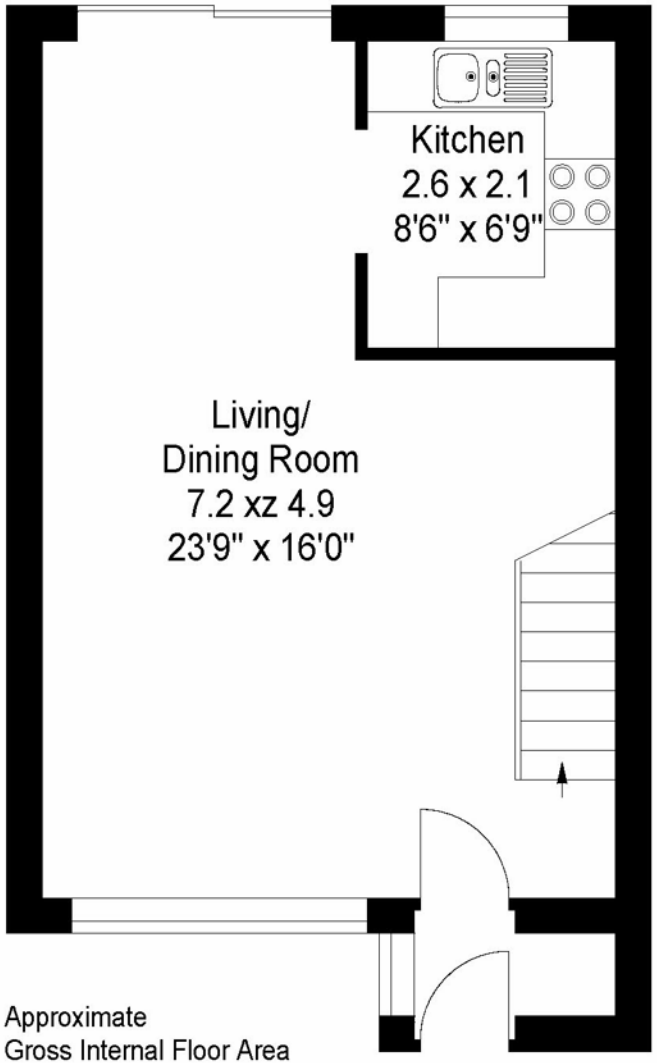
The Property

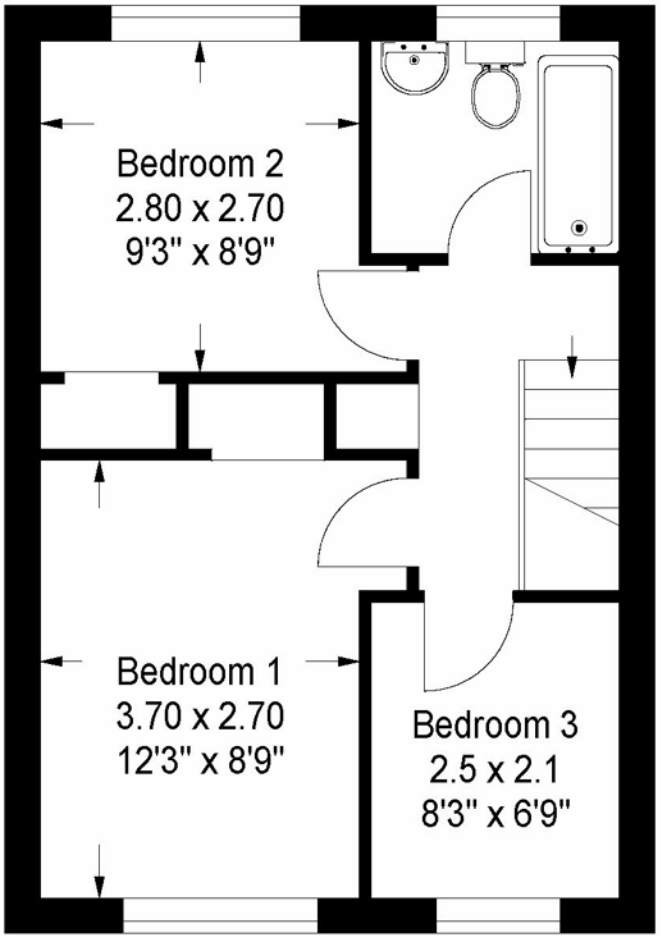
The front door opens into an inviting inner porch with cupboard, offering ample space for coats, boots, and umbrellas. This leads seamlessly into a generously sized dual-aspect living and dining room, featuring wood floors, large windows, and a sunny south-facing view. The open-plan layout flows naturally into the modern kitchen, which is equipped with contemporary cupboards and worktops, plumbing for a washing machine, an electric oven, extractor fan, and space for a dishwasher and fridge/freezer.

£315,000

3 1 1

FLOOR PLAN





Approximate
Gross Internal Floor Area
Total: 72sq.m. or 775sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





The property is offered with no forward chain

The Property Continued…

Stairs rise to the first-floor landing, giving access to all three bedrooms. The main double bedroom is bright and spacious, with a pleasant front-facing aspect and fitted cupboards. Two further bedrooms, one with fitted storage, share a modern family bathroom complete with a shower.

Grounds & Gardens

The property enjoys a private and secluded garden to the front of the property. The garden is laid mainly to lawn with a colourful raised bed and mature plantings and a small patio area. There is a garage underneath the property which is accessed to the back of the town houses with ample private communal parking.





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

Situation

Situated within walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. 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. 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 (5.5 mile s) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

Directions

From our office in the High Street, turn left and take the first left turning into New Street (between Boots and Costa) at the end of this road turn left and immediately right into Lower Buckland Road. Continue for half a mile and the property can be found on the right hand side.











Services

Tenure: Leasehold
Lease Term: 999 years from 24 June 1969
Lease Term Remaining: 943 years
Annual Maintenance Charge: On an as and when basis, split between owners
Insurance: Approximately £390 per annum
Annual Ground Rent: £10 per annum

Council Tax: C
Energy Performance Rating: E Current: 45 Potential: 73
Utility Supplies: Mains electric, water and drainage
Heating: Electric
Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast Broadband with download speeds of up to 1000 Mbps are available at the property (Ofcom).

Pets: Yes
Holiday Lets: tbc
Long Term Lets: Yes
Parking: Garage & communal parking

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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 **E:** lymington@spencersproperty.co.uk

www.spencersproperty.co.uk