

48 Fullerton Road

Lymington, SO41 9JN

SPENCERS



48 FULLERTON ROAD

LYMINGTON • HAMPSHIRE

This extensively re imagined and rebuilt three/four bedroom detached home has been transformed to an exceptional standard throughout, offering stylish and flexible accommodation ideal for modern living. The property features impressive open-plan living spaces, perfectly designed for both everyday family life and entertaining, with direct access to a sunny east-facing garden. Situated in a quiet and highly desirable location, the home also benefits from off-road parking, lovely walks right on the doorstep, and is within easy walking distance of the amenities, shops, and restaurants of Lymington.

Ground Floor

Kitchen/Dining/Family Room • Utility • Sitting Room • Play Room/Bedroom Four • Shower Room

First Floor

Bedroom One with Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

£945,000

4 *2* *3*





The Property

This contemporary home enjoys an array of impressive features. The current owners recently completed work on the rebuild of this carefully thought out and immaculately presented house. They have designed it to be their dream home. The vision was to create a modern, elegant and relaxing home that interacted with its garden to create inside and outside living. Upon entering the property, you are immediately welcomed by an impressive entrance hallway with generous proportions and a useful under stairs storage cupboard. The family room, overlooking the patio and garden beyond is a fabulous area for home living and entertaining with a wonderful kitchen with a central island, breakfast bar and a range of high spec fitted cupboards and work tops. The impressive lounge has bifold doors to the terrace, fitted open shelving and offers a spacious and relaxing family area full of light. The utility room offers a good sized area with direct access to the driveway, ample storage space and plumbing for utilities. From the main hallway a glass door opens in to the west facing sitting room with a feature wall. This immaculately presented room offers a multitude of usages to include a snug, home office or play room.

Across the hall is the first of four double bedrooms with fitted wardrobes, a westerly aspect and the benefit of an adjacent luxury shower room. Rising the stairs to the landing there is an airing cupboard and three very large double bedrooms. The primary bedroom has a walk in dressing room and ensuite shower room. The contemporary family bathroom to include both a bath and walk in shower completes the extemporary accommodation.





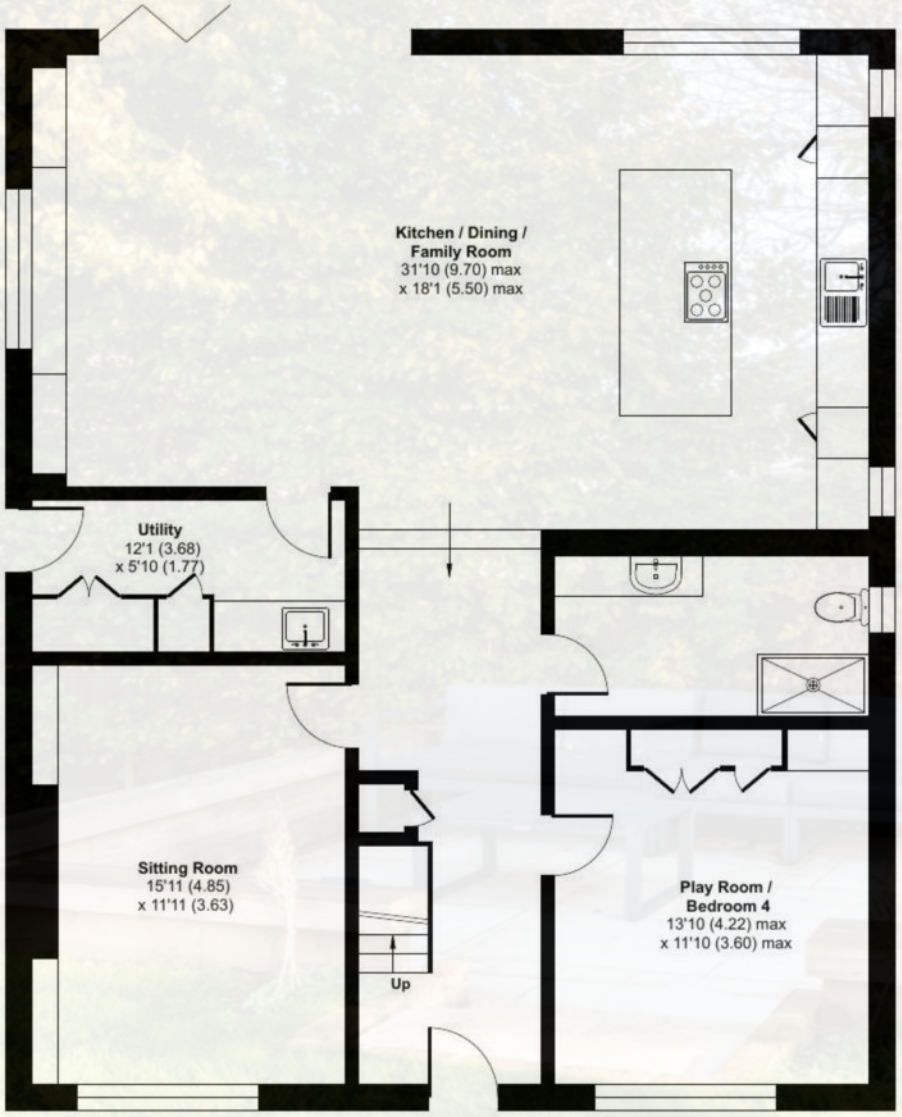




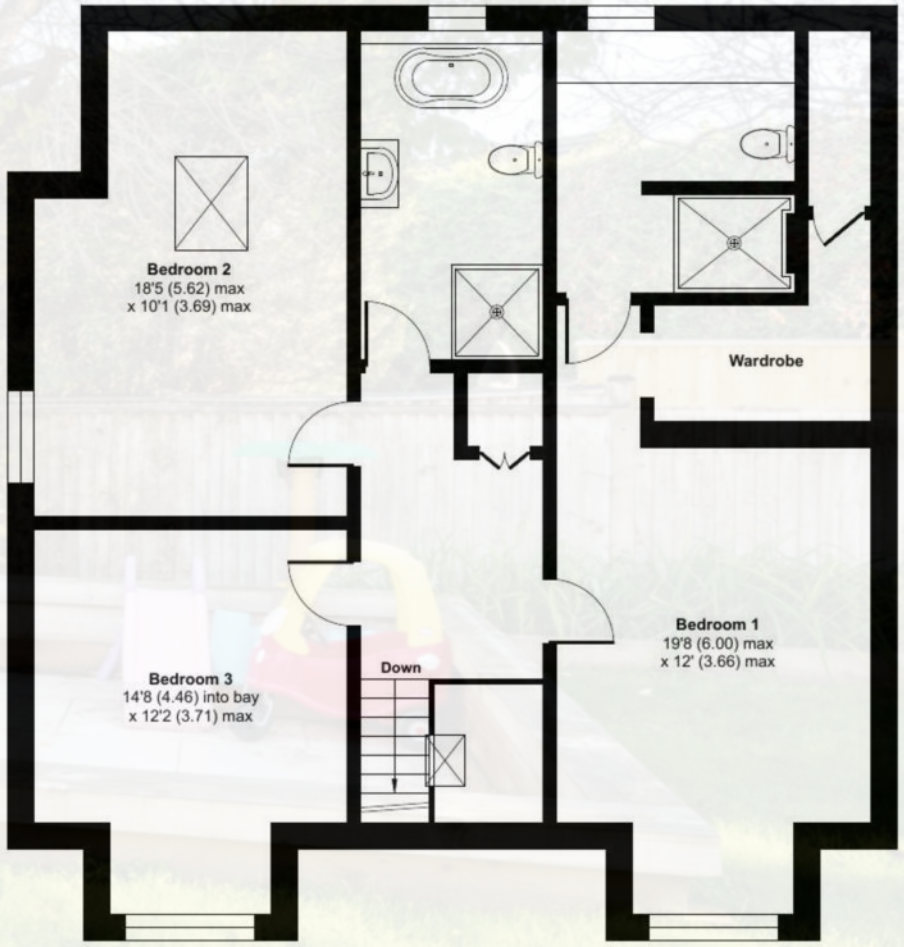
FLOOR PLAN

Approximate Area = 2202 sq ft / 204.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

The gravel driveway is accessed from Alexandra Road and allows parking for numerous vehicles. Pedestrian access from here leads via the landscaped front garden to the front door. The rear garden is a delight with twin terrace levels allowing for alfresco dining, a good size lawn offering privacy, a wooden garden shed, mature plantings, shrubs and bushes and a separate patio for relaxing.

Situation

The property is located on the north west side of Lymington and occupies a particularly unspoilt and peaceful location surrounded by open fields. Whilst the property enjoys a rural setting, Lymington High Street is only one mile from the property which is famed for its Saturday market, river, marinas and yacht clubs, offers a diverse range of shops, educational and leisure amenities. A little over three miles due north is the similarly popular New Forest village of Brockenhurst that offers a tertiary college, village shops, a popular golf club and mainline rail station with direct connections to London Waterloo (journey time approximately 90 minutes).

Directions

From our offices on Lymington High Street head west, past the church and up to the one way system. Bear right and join the Southampton road in the direction of Brockenhurst. After about a quarter of a mile, take the first exit in to Alexandra Road. Continue to the end of the road and the entrance to the driveway is the last on the left on Avenue Road with the front door being the first left onto Fullerton Road.





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 D

EPC: D Current: 68 Potential: 83

Property Construction: Traditional brick & block. Brick & water base with timber frame and roof dormer extension.

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband achievable at this property with download speeds of up to 10,000mbps (ofcom).

Parking: Private driveway

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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