



3 Grosvenor Gardens | Lymington | Hants | SO41

**WOOLLEY
& WALLIS**



3 Grosvenor Gardens Lymington, Hampshire SO41 9NS

Nestled in the heart of Lymington, a contemporary, well designed three storey, four bedroom, three bathroom house with a south facing courtyard garden and views of the Isle of Wight. Chain free.

Guide Price: £950,000

Kitchen area | Dining area | Sitting area |
Cloakroom | Master bedroom suite with en-suite bathroom | Double bedroom with en-suite shower room |
Double bedroom | Single bedroom/home office | Bathroom

South facing courtyard | Parking space | Shared casual guest parking



PROPERTY DESCRIPTION

OVERVIEW

3 Grosvenor Gardens is ideally situated in one of Lymington's most exclusive addresses south of Lymington High Street.

The property would make an ideal lock up and leave.

THE PROPERTY

The ground floor is light and bright, with open plan living accommodation.

The well-equipped kitchen opens onto the dining room. The sitting room at the rear of the property with sliding doors onto the garden.

There is a guest cloakroom.

The first floor has a spacious en-suite double bedroom with a floor to ceiling sliding door opening onto a Juliet balcony and views over the Solent to the Isle of Wight.

There is a further double bedroom, a single bedroom - currently used as a home office, and a family bathroom.

The second floor has a stunning master suite with en-suite bathroom and floor to ceiling sliding doors opening onto a Juliet balcony and views of the Solent and the Isle of Wight.

In all approximately 146.8 sq. m (1580 sq. ft) of accommodation.

OUTSIDE

The rear courtyard garden is south facing. It is decked and paved for ease of maintenance.

The house has a parking space.

There is also a guest visitor space shared with nos 1 and 2.





SITUATION

Situated just off the high street, Grosvenor Gardens is a small, discreet gated development.

It opens directly onto the high street, but remains surprisingly quiet and private and a step removed from the hustle and bustle.

Lymington high street has numerous high quality boutiques, restaurants, supermarkets, doctors' surgeries, dentists and pharmacies as well as the quaint cobbled street of Quay Hill.

It is also very well situated for the marinas and yacht clubs offering plenty of opportunities for water sport enthusiasts.

Lymington train station has a link to the main line station of Brockenhurst connecting to London Waterloo (under two hours away).

The M27 is accessed at Junction 1 or 2 and links to the M3 providing easy access to Winchester, Basingstoke and London.

Southampton and Bournemouth Airports are also close by with local and international connections.

There are many well regarded private and state schools within a short drive, including Lymington Infant and Junior Schools, Priestlands Secondary School, Walhampton Independent School and Ballard School.



GROUND FLOOR
54.9 sq.m. (591 sq.ft.) approx.



1ST FLOOR
54.4 sq.m. (586 sq.ft.) approx.



2ND FLOOR
37.5 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 146.8 sq.m. (1580 sq.ft.) approx.
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SERVICES AND COUNCIL TAX

Mains electricity, gas, water and drainage.

Council Tax Band: F

AGENTS NOTE

Annual Service Charge for 2024 is £798.00 this includes communal electric, BT line for entry gates, gate servicing and repairs, general maintenance, gardening and tree work.

DIRECTIONS

From our offices on Gosport Street proceed up the High Street and approximately 100m before St Thomas Church turn left into Grosvenor Gardens where the property can be found facing you.



AGENT'S NOTES

Woolley & Wallis and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were prepared in March 2024.





VIEWINGS

All viewings should be by appointment only arranged through our Lymington Office:
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