



4 Stratford Place, Lymington, Hampshire. SO41 9TL

£399,950



Ross Nicholas & Company Limited
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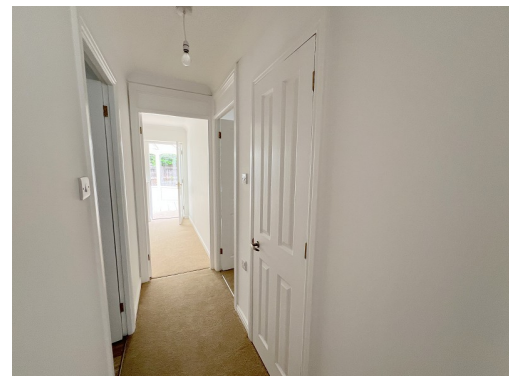




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A deceptively spacious and recently refurbished two double bedroom semi-detached bungalow located in a popular residential area within easy reach of Lymington High Street and local amenities. Features of the property include entrance porch, sitting/dining room, modern shower room, conservatory, kitchen, private gardens, garage, gas fired central heating, UPVC double glazing, Sole Agents, Vacant possession.



CANOPIED ENTRANCE PORCH

Accessed via front door.

ENTRANCE PORCH

Ceiling light, radiator, cupboard with folding door, shelf and power. Door leading to:

SITTING ROOM/DINING ROOM (23' 1" MAX X 13' 6") OR (7.03M MAX X 4.11M)

UPVC double glazed bay window. Two panelled radiators, wall light points, power points, TV aerial point, feature fireplace with brick surround, tiled hearth and wooden mantel. Gas connection for gas fire.

KITCHEN (9' 11" X 7' 3") OR (3.01M X 2.22M)

Newly fitted with UPVC double glazed windows to front elevation. Ceiling light, single bowl, single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Integrated slimline dishwasher, fitted stainless steel electric oven with four ring gas hob and extractor canopy over. Recess for full height fridge/freezer, part tiled wall surrounds, power points, eye level storage cupboard one of which housing Worcester/Bosch gas fired boiler. Recess and plumbing for washing machine.

INNER HALL

Ceiling light, hatch to loft area, power points, linen cupboard with slatted shelving.

BEDROOM 1 (14' 2" X 10' 5") OR (4.32M X 3.18M)

Aspect to the rear elevation through UPVC double glazed windows, wall light, power points, TV aerial point, recessed wardrobes comprising two double units, hanging rails and shelving.

BEDROOM 2 (10' 5" X 9' 11") OR (3.18M X 3.01M)

Aspect to the rear elevation, wall light, power points, panelled radiator, recessed wardrobes comprising two double units with double opening doors, hanging rail and shelving. Door leading to:

CONSERVATORY (9' 10" X 10' 8") OR (3.00M X 3.24M)

Polycarbonate vaulted ceiling of UPVC double glazed construction, power, light and personal door leading to rear garden.

SHOWER ROOM (8' 10" X 7' 3") OR (2.70M X 2.22M)

UPVC double glazed windows to side. Smooth finished ceiling, recessed lighting, low level WC, wash hand basin with monobloc mixer tap, large walk-in shower cubicle with rain effect shower head and hand held shower attachment, heated towel rail.

OUTSIDE

The front garden is designed for easy maintenance being mainly shingled and enclosed behind picket fencing with a paved pathway providing access to the front door, outside water tap and lighting. Paved pathway extends along the side of the property with the remainder of the garden being laid to lawn and ideal space for large shed or cabin.

REAR GARDEN

To the rear of the property is a paved patio area enclosed behind close boarded fencing to provide total seclusion and a selection of shrub and flower beds.

GARAGE IN BLOCK

Up and over door.

SERVICE CHARGE

The vendor informs us that there is a service charge of £650.00 per annum which covers the maintenance of the communal grounds and insurance.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and continue to the village of Hordle remaining on the main Silver Street. On passing the Monkey Tree Pub Stratford Place will be found on the right.

PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

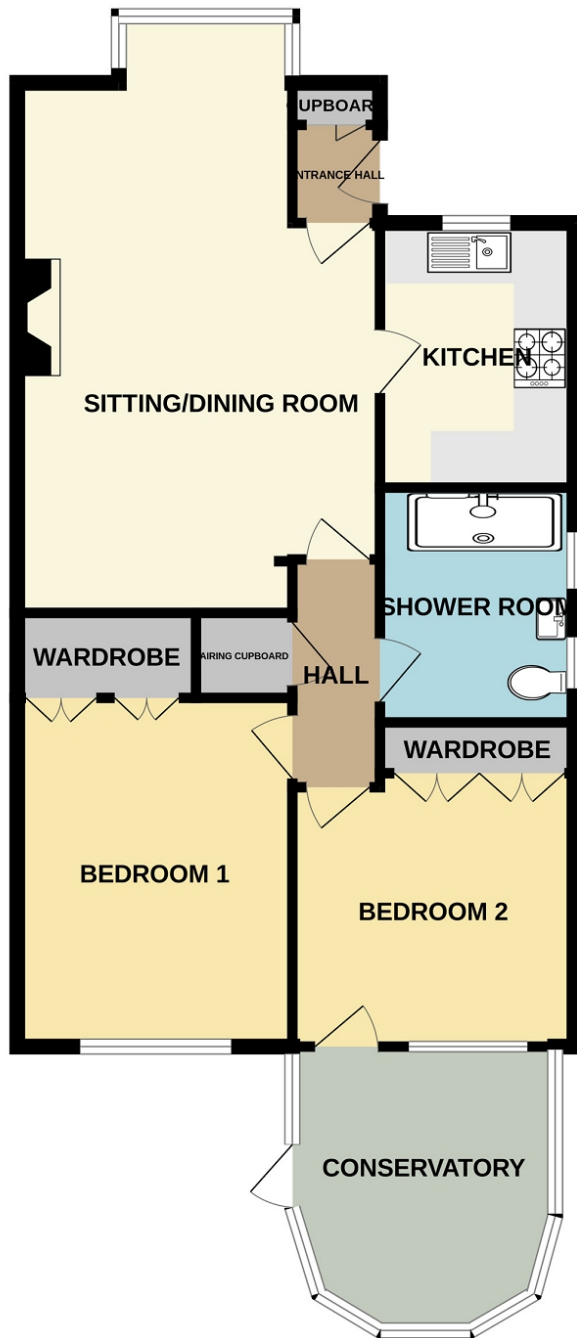
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

COUNCIL TAX

The council tax for this property is band E



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.