



21 Station Street

LYMINGTON, HAMPSHIRE SO41 3BA

Welcome to 21 Station Street...

A beautifully presented two/three-bedroom Victorian cottage situated in this popular part of Lymington, close to the train station, High Street shops, and the town quay. Permit parking is available on Station Street.



Take a look around...

The front door of No. 21 opens into the hallway, with Bedroom Three/Snug on the right-hand side. The hallway is fitted with oak flooring, which continues through to the inner hallway. There is a utility cupboard with space and plumbing for a washing machine and tumble dryer, and an understairs storage cupboard, and a cloakroom/shower room comprising a low-level WC, pedestal wash hand basin, and shower cubicle. The inner hallway then leads through to the open-plan kitchen/sitting/dining room. The kitchen is fitted with a range of worktops with solid wood surfaces, space for a fridge and freezer, an integrated dishwasher, and space for a range-style cooker. The sitting/dining area features bi-fold doors opening onto the south-facing patio garden, with steps leading up to the raised lawn.





Where dreams are made...

On the first floor are two double bedrooms, with Bedroom One benefiting from built-in wardrobes and an en-suite bathroom comprising a bath, low-level WC, bidet, shower cubicle, and vanity unit. There is also access to the loft.



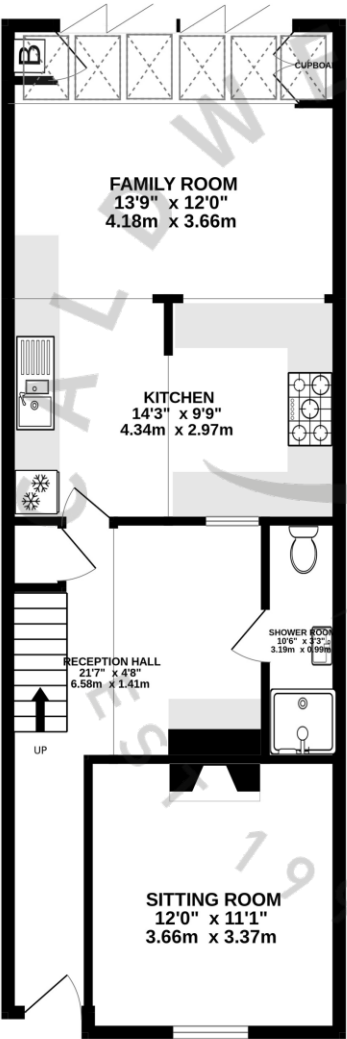
Meet me in the garden...

The garden faces due south and comprises a full width patio with steps leading up to level grass and is planted with a variety of small shrubs and trees. There is a garden shed and at the end a gate providing access to a passageway leading onto Gosport Street.

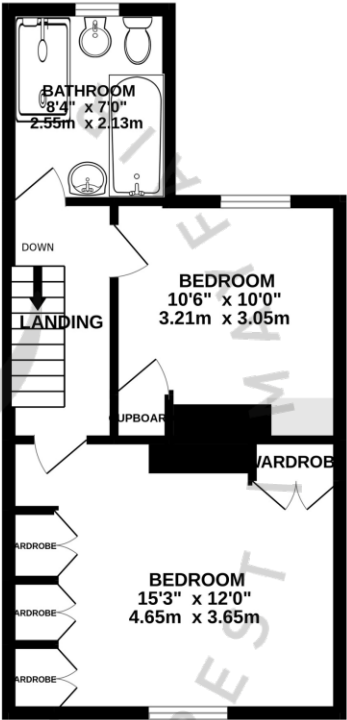


Floor Plan

GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.2 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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The finer details...

The Property

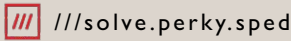
- Charming mid-terraced town house in the heart of Lymington
- Flexible two/three-bedroom layout
- Superb open-plan kitchen/living/dining room
- South-facing garden with patio and lawn
- Bi-fold doors creating excellent indoor-outdoor living
- Principal suite with fitted wardrobes and en-suite bathroom
- Ground floor shower room and useful utility area
- Versatile third bedroom/home office/snug

Services

All mains services are connected to the property

Directions

From our office, turn left down St .Thomas street to the end of the High Street, follow the road round to the left onto Gosport Street , take the first right onto Station Street , proceed down the road for a short distance and the proper t y will be seen on your right .



Tenure

Freehold

Tax Band

C

EPC Rating

D



Asking Price £497,500

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Scan the QR code to make an enquiry or to book a viewing...

