



SMYTHE GARDENS, SWAY, LYMINGTON, HAMPSHIRE, SO41
£226,000 SHARE OF FREEHOLD

**A DELIGHTFUL TWO BEDROOM GROUND
FLOOR GARDEN FLAT.**

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DESCRIPTION:

Covered Entrance Porch

Patio path, outside courtesy light and solid wooden front door with two picture obscure glazed windows, provide access to the:

Entrance Hallway

Coved and smooth plastered ceiling with ceiling light point and inset ceiling mains operated smoke detector. Double glazed window to the front, single door built in storage cupboard with shelving and wall mounted electric fuse board. Further single door built in airing cupboard housing the Trianco Aztec Electric Boiler and the Ariston hot water cylinder with wall mounted heating hot water thermostat and controls, slated shelving. Single radiator, power points.

Doors off to all ground floor accommodation including door to the:

Lounge/Kitchen 16'5" x 17'6 "max

Lounge Area

Coved and smooth plastered ceiling with inset ceiling spot light. Dual aspect room with double glazed windows to the side and further double glazed, double

opening French style doors with matching side screens to both sides giving access to the private rear garden, double radiator, television aerial point, telephone point, power points.

Kitchen Area

Rolled edge work surface in part to two walls, with a full range of "Shaker" style base and drawer units below and further matching wall mounted units over, four ring electric hob inset to the work surface with matching extractor fan and light above, fitted electric oven below, single bowl stainless sink and drainer unit inset to work surface with integrally fitted washing machine below, further matching larder style unit incorporating integrally fitted fridge and freezer, part tiled walls, power points.

Bedroom One 11'9" max x 9'5"

Coved and smooth plastered ceiling with inset ceiling spotlights, double glazed window to the rear, double door built in wardrobe with both hanging rail and separate storage space, television aerial point, telephone point, power points.

Bedroom Two 13'8" max including door recess x 10'3"

Coved and smooth plastered ceiling with ceiling light point, double glazed window to the front, single radiator, double door built in wardrobe with hanging rail, power points.

Bathroom

Coved and smooth plastered ceiling with inset ceiling spotlight and extractor fan. Matching suite comprising of low level WC, pedestal wash hand basin, panelled bath with grab rails, mono tap and shower attachment over, stainless steel ladder style radiator with adjacent wall mounted shaver point. Part tiled walls.

Rear Garden

The rear garden is of a good size and is enclosed to both sides and rear by timber fencing. There is a small patio area directly to the rear of the property adjacent to the lounge and French doors. The remainder of the garden has been laid mainly to lawn with a small earth dug border to the side, there is a timber shed and wooden gate to the parking which is conveyed with the apartment.





FLOOR PLAN CREATED BY WINKWORTH ESTATE AGENTS
 TOTAL APPROX. FLOOR AREA 54.7 SQ.M. (589 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

