

12a St Thomas St

Lymington, SO41 9NA

SPENCERS
COASTAL













Georgian Mews apartment located in the heart of the high street. This two bedroom maisonette has been fully refurbished with the added benefit of a private south facing roof terrace

The Property

This residential apartment is accessed via its own front door in the alleyway adjacent to the shop below. Stairs rise to the first floor landing with a window to the rear.

The kitchen has a clever raised dining area. There is a range of fitted cupboards and worktops with an integrated oven, hob and extractor, space for fridge freezer and wood floors.

The lounge has twin sash windows to the front with a characterful fireplace. to the rear of the first floor is a large family bathroom with three piece suite and off here is a utility room with fitted worktops, sink and plumbing for washing machine. A glazed door leads out to the south facing private roof terrace.

Stairs rise from the hallway to the second floor with two double bedrooms, both with semi vaulted ceilings.

£250,000

2 1 1

FLOOR PLAN

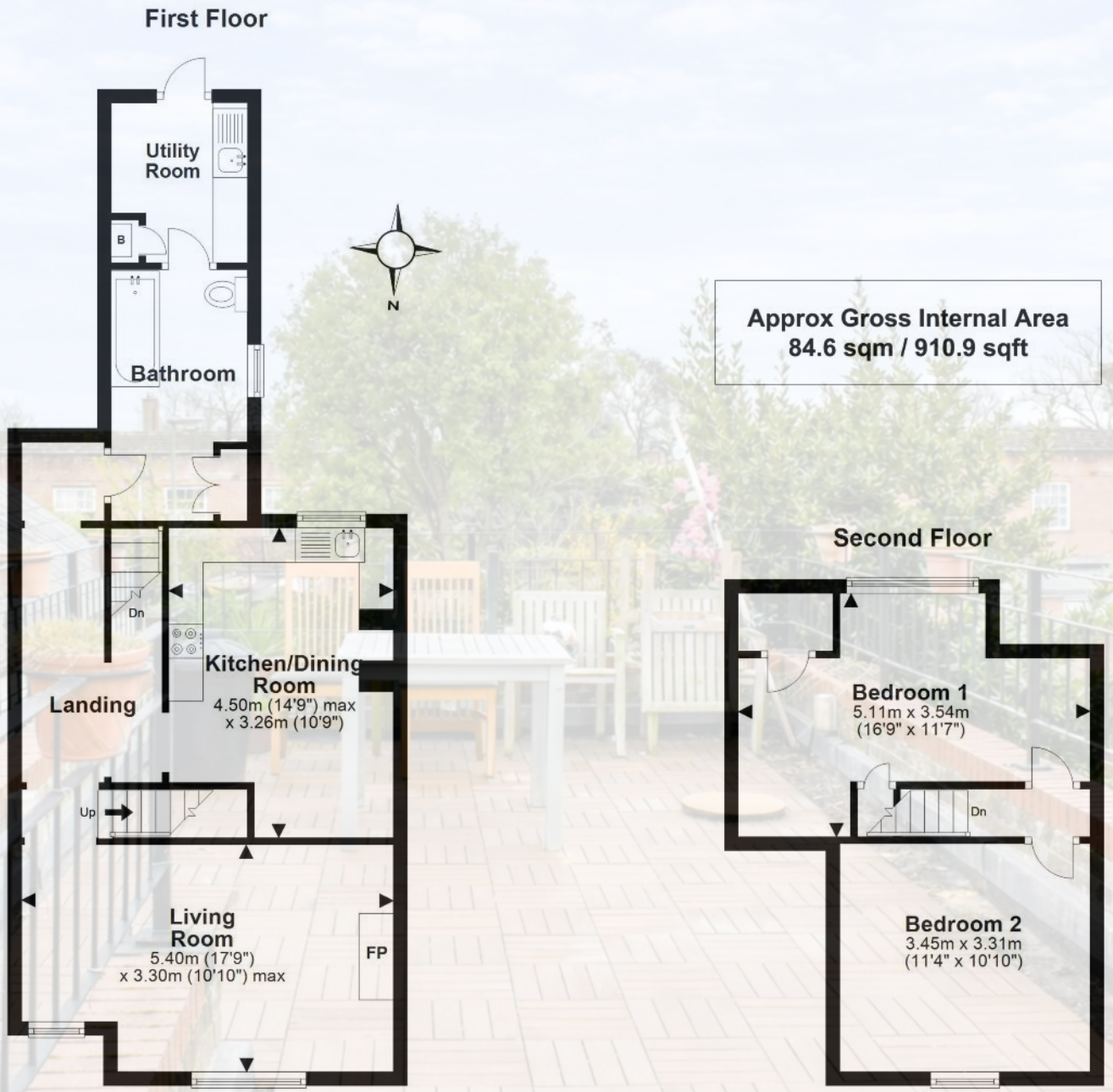


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.





Grounds & Gardens

There is a side alley way between The Lighting Shop and Greys Wine Bar. This provides access through to the impressive south facing private roof terrace. The alleyway also provides access to the rear of both properties either side of the lighting shop.

Services

Tenure: Leasehold
Residential Energy Performance Rating: D
Council Tax Band: C

Property Construction: Brick elevations with slate roof
Heating: Gas central heating
Services: Mains electricity, gas and water and drainage

Broadband: Ultrafast broadband with speeds up to 1000 Mbps is available at the property (Ofcom)
Mobile Signal: No known issues, please check with provider for clarity

Conservation Area: Lymington

Directions

Head up Lymington High Street towards Marks & Spencers. The property can be found a hundred yards further up on the left

The Situation

The Georgian Mews house has an unrivalled location in the centre of Lymington high street being only a hundred yards from M&S. Lymington itself is a thriving market town ideally positioned between the coast and the open spaces of the New Forest. There are excellent sailing facilities in the town as well as a range of chain and independent stores alongside some excellent restaurants and coffee shops. Communications are excellent and there is a railway station connecting to Brockenhurst from which there are regular services to London Waterloo.



For more information or to arrange a viewing please contact us:
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