

2 Trafalgar Place

Lymington, SO41 9BN

SPENCERS
COASTAL







A superb and highly convenient town house positioned just off Lymington High Street with both a courtyard garden and separate garage as well as views of the masts on Lymington Quay.

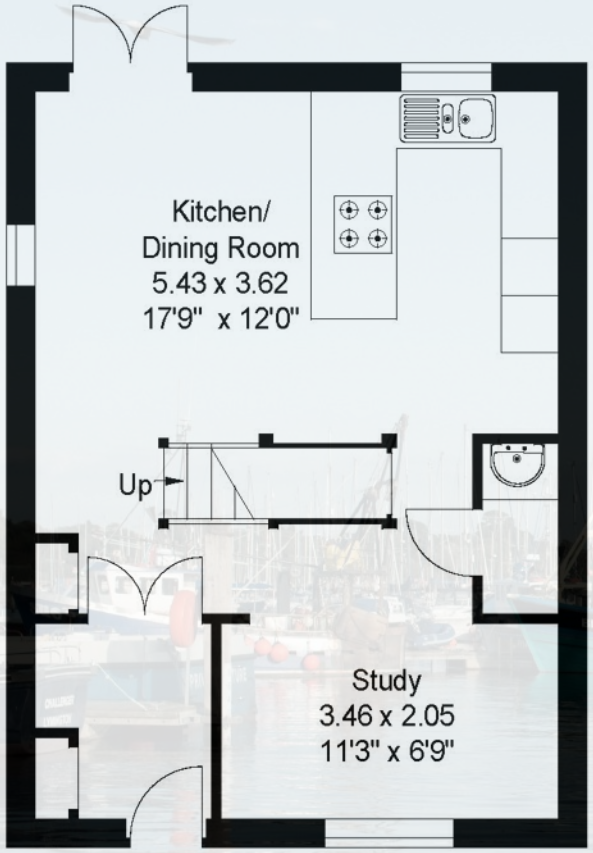
The Property

This very attractive modern home has been recently renovated by the current owners. The design philosophy has been to remove enclosing, unnecessary walls to create a light and open living space above and beyond similar properties. New glass balustrades on the stairs were chosen to enhance the sense of space in the flexible accommodation over three floors. On the ground floor is an open plan kitchen / living room with a further study that has been incorporated into the living space to create a distinct feeling of space. The kitchen features a range of modern fitted units and integrated appliances as well as having French windows that open onto a courtyard garden.

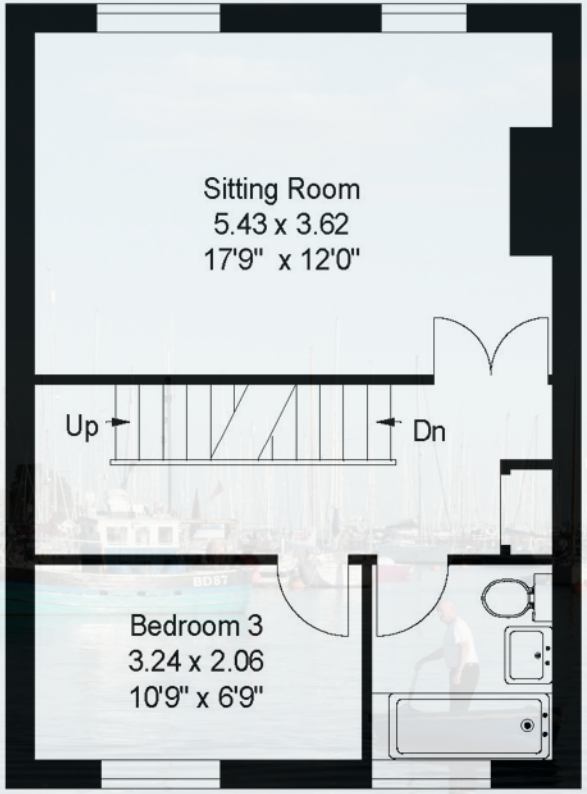
Offers in Excess of £645,000

3 2 2

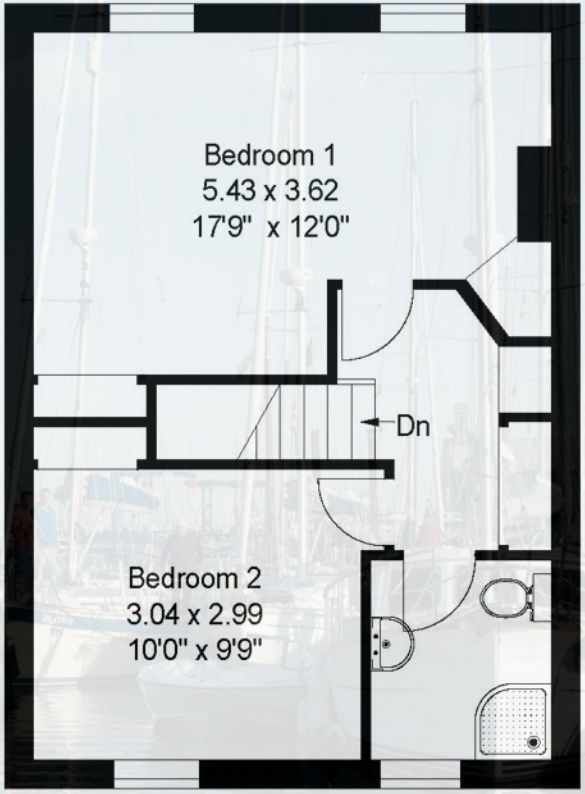
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Approximate
Gross Internal Floor Area
Total: 126sq.m. or 1356sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE











The wide open spaces of the New Forest lie just to the north while Lymington has a rail service to Brockenhurst twice an hour which connects with direct trains to the capital.

The Property continued . . .

On the first floor is the impressive main sitting room with views towards the quay and a feature gas fireplace. Also on this floor is a bedroom and bathroom. The accommodation continues to the second floor where one finds the principal bedroom and guest bedroom as well as a shower room. The views from this floor are superb with the masts of yachts from the quay in the middle distance beyond which lies the Lymington River.

Directions

From our office in Lymington proceed down the hill towards the quay and at the bottom of the High Street turn left on to Gosport Street. The house will be found after about 50 yards on the right hand side.





Grounds & Gardens

To the rear of the house is an appealing east facing courtyard garden ideal for morning coffee. There is also a garage located just around the corner to the north of the house and with the house comes a resident's parking permit allowing parking for one car in the car park adjacent to the garage.

Services

Tenure: Leasehold
Council Tax - F
Energy Performance Rating: C Current: 71 Potential: 87

Lease Term: 900 years from March 1969, 844 years remaining
Annual Service Charge: Approximately £600.00 per annum, this is for car park, gardens, walkways ect
Annual Ground Rent: tbc
Annual Ground Rent Increase (%): tbc
Frequency of any Increase (the review date): tbc

Pets: Yes
Holiday Lets: No
Property Construction: Standard construction
Heating: Gas central heating
Utility Supplies: Mains electricity, gas, water and drainage
Broadband: Cable broadband FFTC (Fibre-optic cable to the cabinet, then to property). Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)
Conservation Area: Lymington
Parking: Private garage and residents parking permits can be purchased from New Forest District Council for on street parking in the vicinity of the property

Agents Note: To help showcase the potential of the space, some images include CGI furniture, fixtures and fittings. This is for visual guidance only.





The town offers an excellent range of schooling, both state and private, catering for all ages.

Situation

The property is positioned in a popular and highly convenient loation close to Lymington High Street and the Town's historic 'cobbles' leading to the quay. The town hosts a weekly Saturday market and many facilities are on the doorstep with a wide range of independent shops, cafes, pubs, restaurant and boutiques on the High Street as well as the town's renowned sailing clubs and marinas also within walking distance.

Important Information

Spencers of Lymington would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 **E:** lymington@spencersproperty.co.uk

www.spencersproperty.co.uk