

8b High Street

Lymington, SO41 9AA

SPENCERS







A characterful Grade II listed two-bedroom apartment situated in the middle of Lymington High Street. Spanning two floors, this charming property offers great views of the High Street, an open kitchen and dining area, a separate living room, and two generously sized bedrooms.

The Property

Having walked through the historical alleyway, the front door to the apartment is on the left and opens into the inner hallway with plumbing for a washing machine and stairs that rise to the first floor. The Grade II listed apartment is full of charm and old world character. The kitchen dining room is impressive with exposed beams, electric wall heater, twin windows facing South, a range of fitted cupboards and work tops . There is an integrated oven, hob and extractor, space for a fridge freezer and ample space for dining room furniture. The living room over looks the high street and boasts exposed brickwork, an open fireplace (not tested) , twin Georgian sash windows, exposed beams and electric wall heater. Stairs rise to the second floor with two double bedrooms, the primary having exposed beams, twin windows, shelving and an electric wall heater. The family bathroom suite with shower over the bath and south facing window completes the accommodation.

£275,000

2 1 1

FLOOR PLAN

Approx Gross Internal Area
86.2 sqm / 927.4 sqft

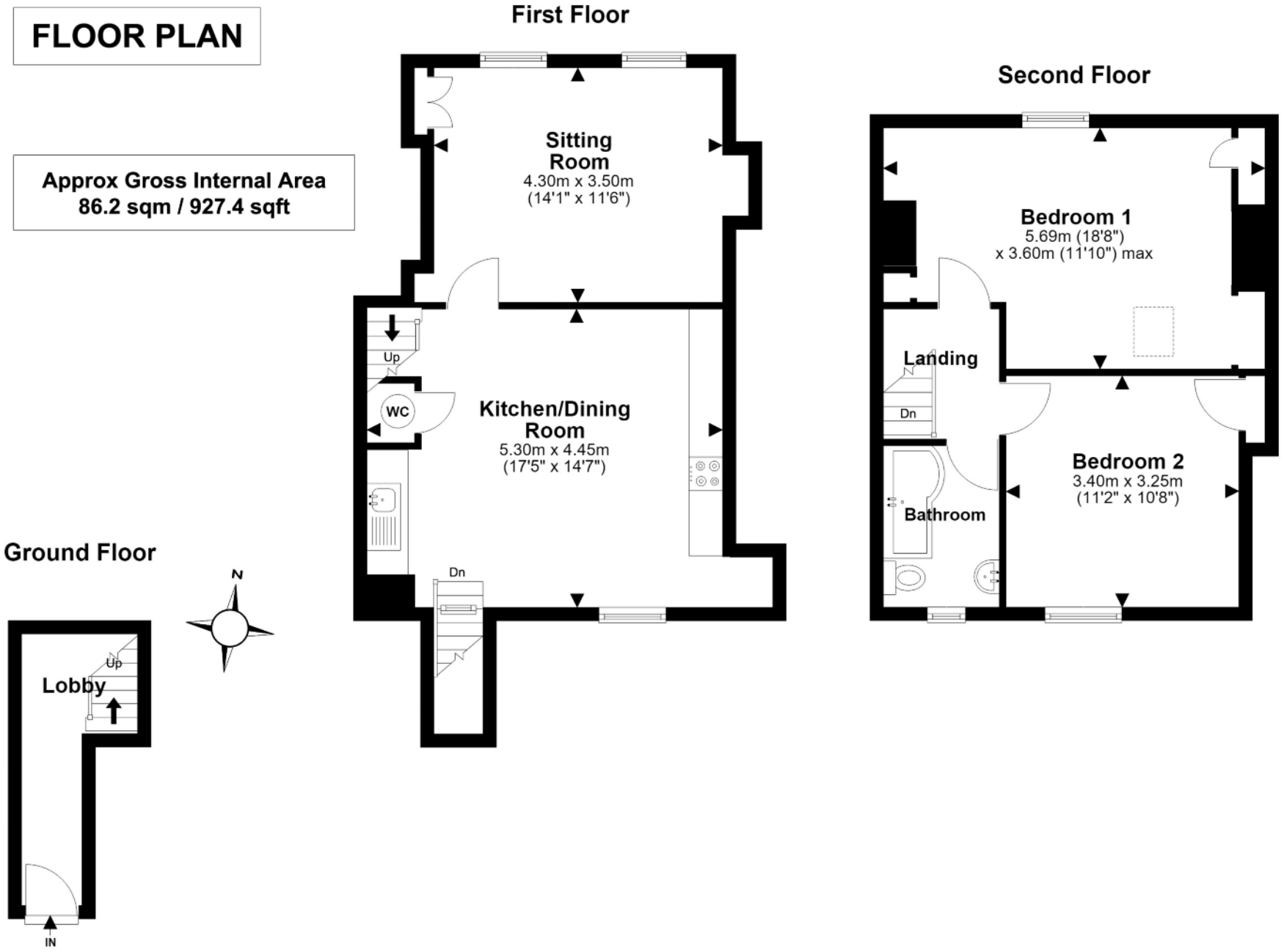


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.





This apartment presents a perfect opportunity for someone to run a holiday let business, second home or simply to enjoy Lymington life.

Directions

From our office, head south down the high street towards the cobbles. Pass Tesco and cross over to the right hand side , approximately 20 yards further down pass Stanwells Boutique Hotel, slightly further down is an alleyway adjacent to the gents hairdressers,. Turn right into the alleyway and the door to the apartment is on your left.

Situation

Situated on the high street moments from the famous “cobbles” in Lymington and is a short walk from the Station, Town Quay, deep water Marinas and Yacht Clubs. Lymington is famed for being a world renowned sailing location being situated on the river leading to The Solent and Isle of Wight. The Georgian market town is surrounded by the outstanding natural beauty of the New Forest National Park. To the north, are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27, which links to the M3 giving access to London. There is a rail branch line link to Brockenhurst main line Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.







Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a teritary college.

Additional Information

Tenure: Leasehold – a new lease is being created, with full details to be confirmed.

Council Tax: Band A

EPC: E Current: 43 Potential: 61

Property Construction: Standard construction

Utilities: All mains services connected

Heating: Gas central heating

Broadband: Ultrafast broadband achievable at this property with download speeds of up to 1000Mbps (Ofcom)

Parking: No allocated parking but nearby public parking with economic clock scheme nearby.

Important Information

Spencers 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:
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