

2 Red House Mews

53 High Street, Lymington, SO41 9AH

SPENCERS







The Property

A well presented townhouse occupying a highly convenient position just off Lymington High Street with the added benefit of both a garage and off street parking space.

The front door opens to a hall with stairs to the first floor and a door to the main bedroom which has an en suite shower room. On the first floor is a particularly bright and spacious living room with a dual aspect and feature fireplace. There is a fully fitted kitchen with space and plumbing for a washing machine and slimline dishwasher as well as integrated appliances and a range of high and low level cupboards. The stairs rise again to the second floor where there are two further double bedrooms and a bathroom complete with sink, wc and a bath with shower over.

Grounds & Gardens

Adjoining the house is a single garage with a parking space in front.

Services

Tenure: Freehold
Council Tax Band: E
Grade II Listed
Energy Performance Rating: D Current: 62 Potential: 73

Services: Mains gas, electric, water and drainage
Heating: Gas central heating

Property Construction: Standard construction

Flood Risk: Very low
Conservation Area: Lymington

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

£375,000

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FLOOR PLAN



Important Information

Spencers of The New Forest 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.







The Situation

The house occupies an extremely convenient position in a quiet no through road on the favourable south side of Lymington's thriving High Street. All shops, cafes and restaurants are within extremely easy walking distance as well as Lymington's highly popular sailing facilities. The open spaces of the New Forest National Park lie to the north of the town and there is a railway station within walking distance offering services to Brockenhurst Station every half hour from which there are connecting direct trains to London Waterloo.

Property Video

Point your camera at the QR code below to view our professionally produced video.



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