



6A HIGH STREET • LYMINGTON • SO41 9AA

£299,950

A beautifully presented one-bedroom second-floor character apartment located on Lymington High Street enjoying views over the rooftops, with the benefit of a private garden, and is offered for sale with no forward chain. This charming property would make an ideal second home or Airbnb investment.

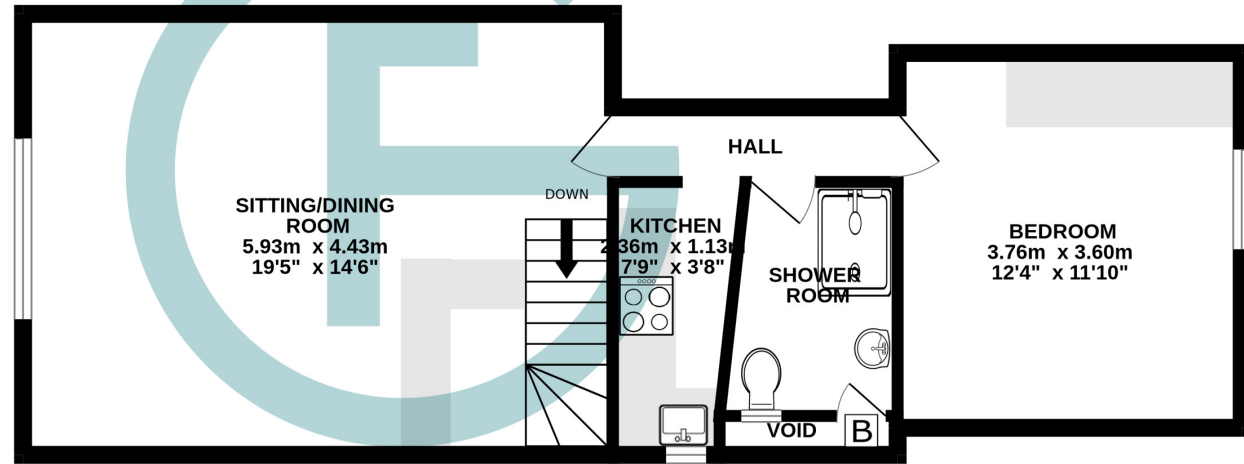
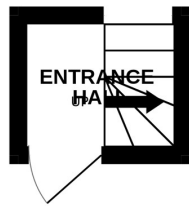


FELLS GULLIVER

PROPERTY EXPERTS

SECOND FLOOR  
49.3 sq.m. (531 sq.ft.) approx.

ENTRANCE FLOOR  
2.3 sq.m. (25 sq.ft.) approx.



# FELLS GULLIVER

PROPERTY EXPERTS

TOTAL FLOOR AREA : 51.6 sq.m. (556 sq.ft.) approx.

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## Property Specification



- Kitchen
- Sitting/dining room
- Double bedroom with built-in storage
- Shower room
- Private south facing garden
- Built in 1750 with abundance of character features and exposed beams
- High Street location, close to shops and all local amenities
- Beautifully presented throughout
- Offered for sale chain free
- Ideal Airbnb or second home investment

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
		EU Directive 2002/91/EC	

# Description

Located on Lymington High Street, this charming one-bedroom character apartment offers beautifully presented accommodation and benefits from having its own private garden and is offered for sale with no forward chain. The property has been fully refurbished within recent years and is currently used as a successful Airbnb rental and also makes an ideal second home.

From the High Street, there is a pedestrian wrought iron gate that leads through an alleyway. External staircase leading to the first floor. The front door leads into the apartment into the hallway with further stairs rising to the first floor where all rooms are located.

Open plan sitting/dining room with window to the rear aspect. Exposed beams, spindle balustrade with built-in dining/seating area, door through to the inner hallway leading to the kitchen, double bedroom and shower room.

Kitchen with cupboard units, open shelving for plates and glasses, stainless steel sink with mixer tap and tiled splashbacks, electric oven and hob, space for freestanding fridge/freezer, extractor fan, ceiling spotlights, window to the side aspect.

Double bedroom with a range of built-in wooden storage cupboards, additional eaves storage, exposed beams, tall radiator and window to

the front aspect.

Bathroom with walk-in shower with rainfall shower, glass shower screen, fully tiled walls and inset tiled alcove providing storage for toiletries. Low-level w.c., wall-hung wash hand basin with mixer tap and vanity storage under, chrome heated towel rail, extractor fan, window to the rear aspect.

A private south-facing garden to the rear of the property is accessed from the alleyway, which is mainly laid to lawn with a shed and plenty of space for patio furniture.

Terms: Leasehold

Lease: 125 years from 1975 (new lease to be issued as part of the transaction)

Service Charge & Maintenance: £600 per annum

Ground Rent: £75 per annum

This rarely available characterful property is on the doorstep of all the conveniences that the Georgian market town of Lymington has to offer with its array of boutique shops, restaurants, Quay, train station with links to London Waterloo and supermarkets.





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FELLS GULLIVER

PROPERTY EXPERTS