



3 Solent Mews

*High Street, Lymington, SO41 9AF*



SPENCERS





*Tucked away just off Lymington High Street, near Stanwell House Hotel, is a lovely two bedroom mews town house*

## The Property

The covered entrance leads to a spacious entrance hall with study area and ample storage provision including cupboards for coats and boots. The principal ground floor bedroom suite has built-in storage, a window to the front aspect and door to the en-suite bathroom, with bath and shower above, low level WC, wash hand basin and heated towel rail. There is also a ground floor shower room comprising of a fully tiled shower cubicle, low level WC and pedestal wash hand basin.

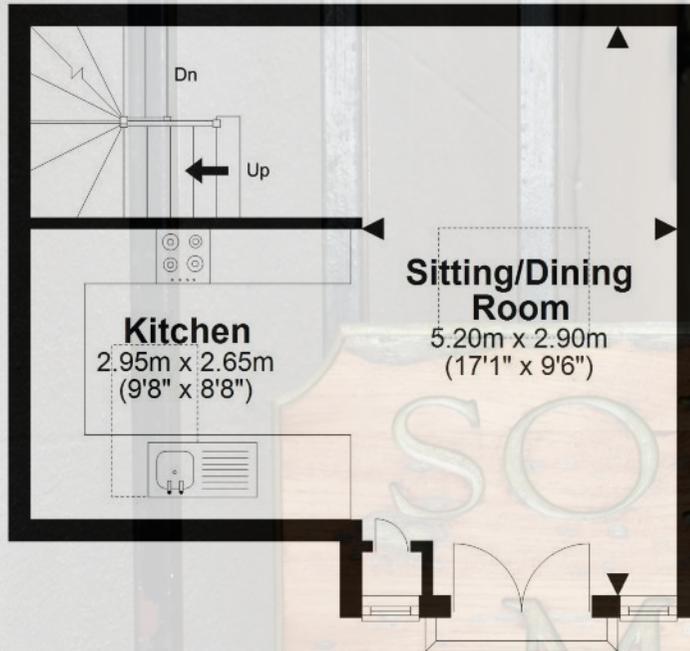
Stairs rising to the half landing and to the impressive open plan living room, dining area and well-appointed kitchen. This vaulted living room has a large triangular picture window and double doors to a Juliette balcony, facing east. Further windows to the front aspect in the kitchen and velux roof light giving the whole living area a feeling of light and space. A cupboard houses the boiler. The kitchen area has a range of cupboards and drawer units with ample workspace over. Integral dishwasher, washing machine, fridge and freezer, electric oven and induction hob. Ample space for dining.

**£340,000**

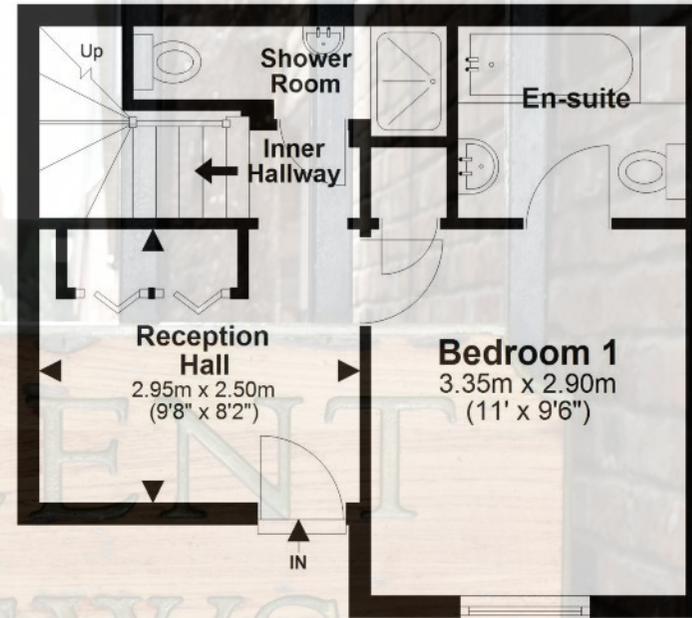


FLOOR PLAN

First Floor



Ground Floor



Mezzanine Floor



Approx Gross Internal Area  
67.5 sqm / 726.6 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.

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 fittings, 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.



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*Once you pass through the wrought iron gate leading to the flagstone pathway, it is an oasis of calm*

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### The Property Continued...

Further stairs to the second floor with a newly fitted hardwood triangular window to the south, flooding the area with light and leading to the galleried mezzanine occasional bedroom two which has space to accommodate a double bed Large velux window with pleasant rooftop views towards the Solent and Isle of Wight. This area would also be ideal for a study/home office and looks down over the main living room below.

### Directions

From our office, proceed in a southerly direction down the high street and on the right-hand pavement. As you reach the perfume shop turn right through a wrought iron gate into an alleyway which is named Solent Mews. 3 Solent Mews front door, a mews style townhouse, can be found on the right.



*Overlooking a pretty courtyard with an open plan vaulted living space, the property is ideal for use as a pied a terre or to create an income stream as a good investment*

## Grounds & Gardens

Tucked away along an historic flag stoned alleyway just behind the high street with an area of courtyard in front of the house. There are benches and flowerpots creating a peaceful retreat for just a few properties located here. The house enjoys a Juliette balcony in the main vaulted living room overlooking the courtyard and open to the morning sunshine being east facing.

Parking provision behind the high street on the opposite side (large car parks behind Tescos), on the high street and town quay. The local council can provide vehicle parking clocks, for a fee and these can be used in a high number of the car parks throughout the local area.

## Situation

Situated directly off the high street, near to Stanwell House Hotel and moments from the famous “cobbles” in Lymington, as well as just 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 Lympington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary*

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## Additional Information

Energy Performance Rating: C      Current: 70      Potential: 85

Council Tax Band: D

Tenure: Freehold

Property Construction: Brick elevations under a tile roof

Utilities: Mains water, gas, electricity and drainage supply

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline

Parking: Street parking

Conservation Area: Yes



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

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