



63 Spartina Drive *Lymington, SO41 9FE*

SPENCERS  
COASTAL





*A recently renovated one-bedroom apartment, arranged over two floors, is situated within walking distance of Lymington High Street and benefits from an allocated parking space. Perfect for first-time buyers or as a buy-to-let investment, this property offers modern living with a convenient and central location.*

## The Property

The entrance leads into a welcoming front porch and hallway with stairs to the first floor. On this level, you'll find a spacious living room filled with natural light, featuring two west-facing windows. The recently installed kitchen/breakfast room boasts sleek wall and floor-mounted cabinets, washing machine, oven, and electric hob, as well as space for a dining table and fridge freezer. Two large double-glazed windows enhance the room's brightness. Adjacent to the kitchen is the family bathroom with a panelled bath, WC, and wash basin. Stairs rise to the second floor, where you will find the principal bedroom. This bright, airy space is illuminated by three Velux roof windows and offers generous eaves storage. This property combines modern comfort with excellent location, making it an ideal home or investment opportunity.

## The Situation

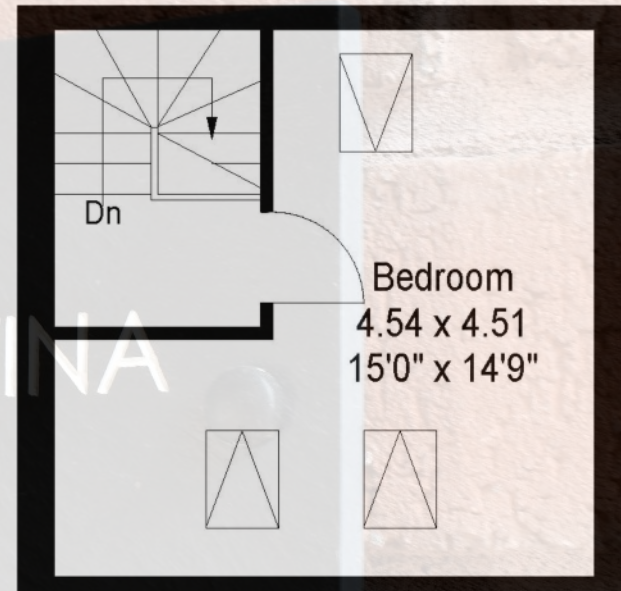
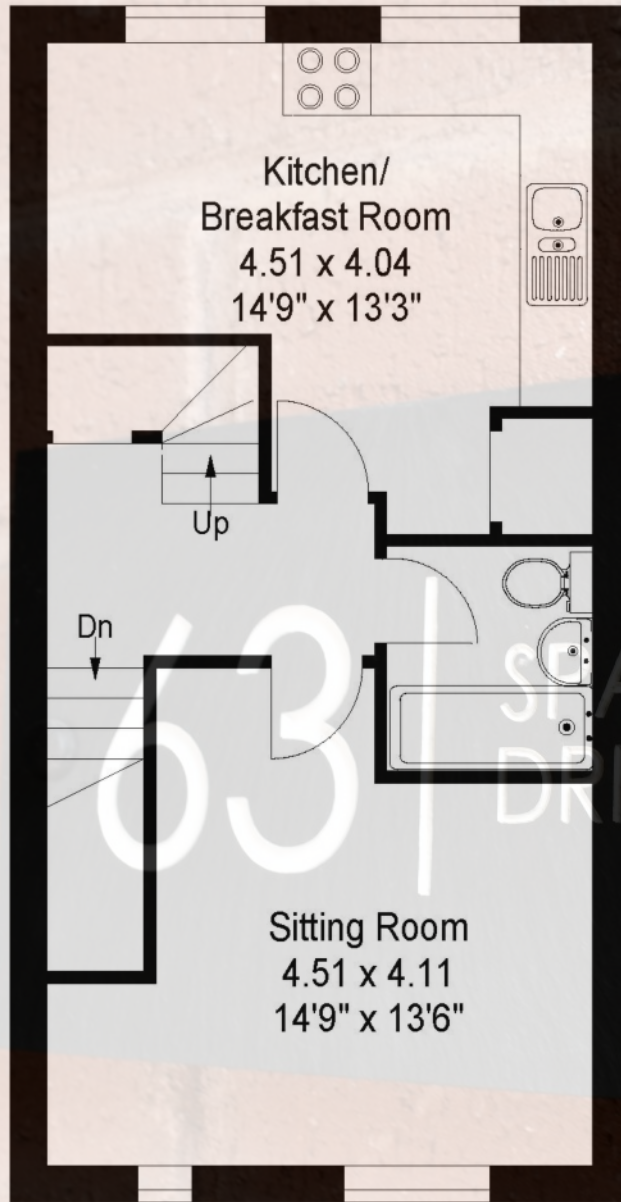
The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.

**£220,000**





FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 62sq.m. or 667sq.ft.

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NOT TO SCALE





## Directions

From our office in the High Street proceed down the hill and turn left into Gosport Street. Continue across both mini roundabouts into Marsh Lane. Take the second turning left into Bankhill Drive and then second left into Spartina Drive and the property can be found at the end of Spartina Drive on the left hand side.

## Grounds & Gardens

There is no outside space however the border with the tree (see front of property image) is owned by property.

## Services

Tenure: Share of freehold

Council Tax - B

Energy Performance Rating: C Current: 69 Potential: 77

Lease Term: 999 years from 1<sup>st</sup> January 1980, 954 years remaining

Annual Service Charge: No fixed annual service charge

Annual Ground Rent Approx: Peppercorn

Annual Ground Rent Increase (%): TBC

Frequency of any Increase (the review date): TBC

Property Construction: Brick elevations with tile roof

Heating: Electric

Utility Supplies: Mains electricity, water and drainage. There is currently no gas supply

Broadband: Fibre. Ultrafast broadband with speeds of up to 1000mbps is available at this property (ofcom)

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Conservation Area: No

Flood Risk: Low

Parking: Communal parking - x1 allocated space

## 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 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.

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

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