



Sea View Penthouse

Flat 3, 73 High Street, Lymington, SO41 9AL



SPENCERS





*A Unique Slice of History in the Heart of Lymington!
Set within the tallest building in Lymington, these
stunning Grade II listed one- and two-bedroom
apartments have been beautifully refurbished to an
exceptional standard, blending timeless character with
modern luxury. Each apartment comes with its own
private parking space.*

The Property

Step through the grand communal entrance, where herringbone-effect flooring and an original wooden balustrade set the tone for the charm and elegance found throughout the building. Inside the apartments, period features have been thoughtfully preserved and enhanced, offering a unique living space rich in history and personality.

With spacious proportions, stylish finishes, and an abundance of natural light, these homes are ideal for those seeking something truly special—whether as a full-time residence, holiday retreat, or investment opportunity. Don't miss your chance to own a piece of Lymington's architectural heritage.

A glazed Crittall-style door opens into a welcoming hallway, leading to a beautifully designed separate kitchen. This stylish space features herringbone wall tiling, a window with views of the High Street, and an impressive range of integrated appliances including a full-height AEG oven and grill, induction hob, extractor hood, fridge/freezer, slimline dishwasher, and a charming Butler sink.

£395,000





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The Property Continued . . .

The highlight of the home is the elegant living/dining room, where large bay windows and built-in window seats create a perfect setting to relax and take in the breathtaking, far-reaching coastal views. Whether you're entertaining guests or enjoying quiet moments, this space is truly exceptional.

The apartment includes two bedrooms: a generous principal bedroom at the rear with a sash window and attractive fireplace, and a second bedroom ideal as a single guest room, home office, or dressing room. The family bathroom is well-proportioned and features a utility cupboard housing the boiler for added practicality. Blending period elegance with modern comforts and showcasing some of the best views in Lymington, this remarkable apartment must be seen to be truly appreciated. But the crowning feature is the private roof terrace—a rare find in central Lymington. With panoramic 360-degree views, it's the perfect place to relax, entertain, and enjoy sunrise to sunset in total privacy. A true gem that combines character, comfort, and some of the most spectacular vistas on the South Coast.

Directions

Head up Lymington High Street and Number 73 will be found just past our offices on the right hand side. The blue front door is the entrance to the property.



FLOOR PLAN

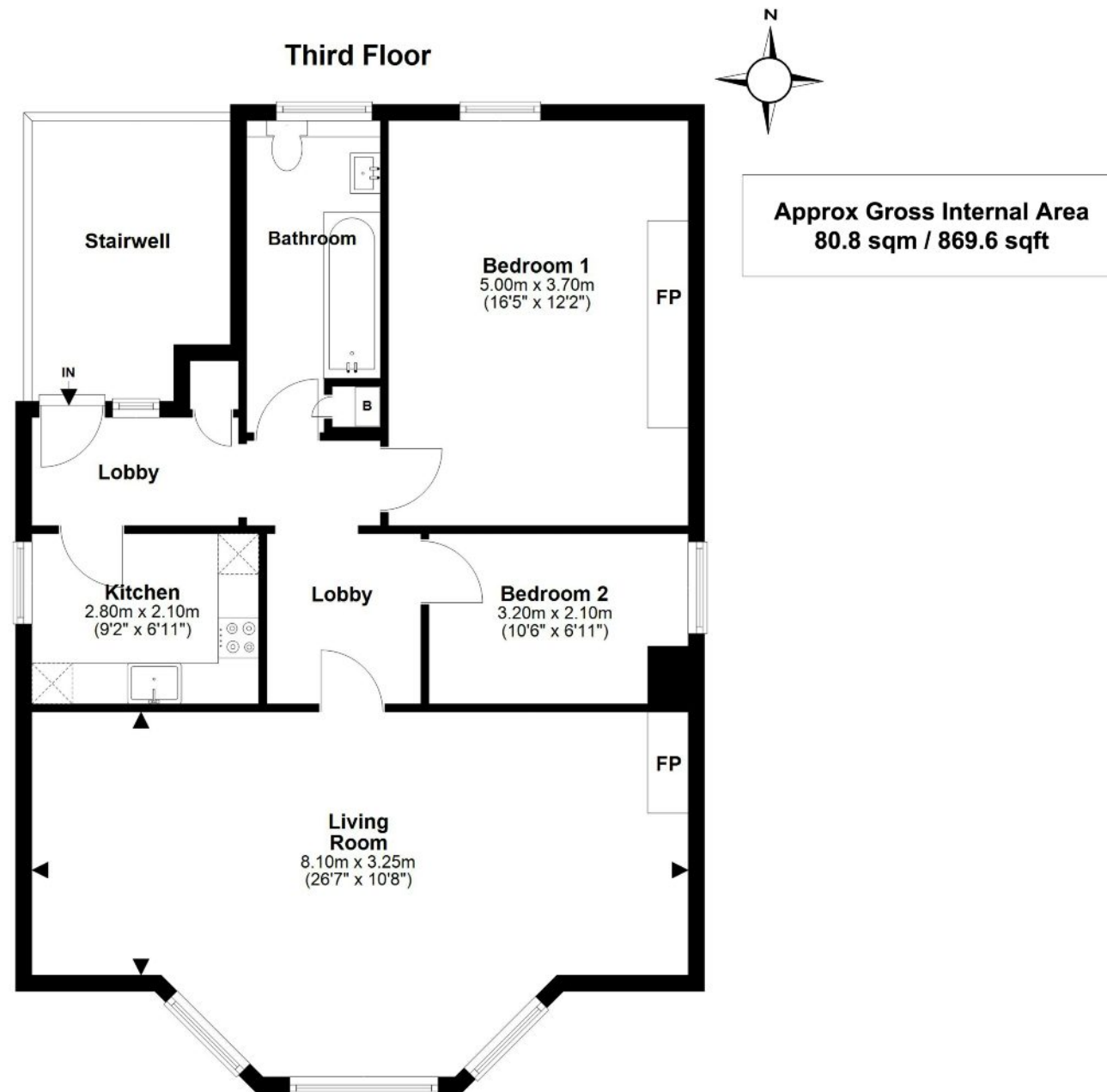
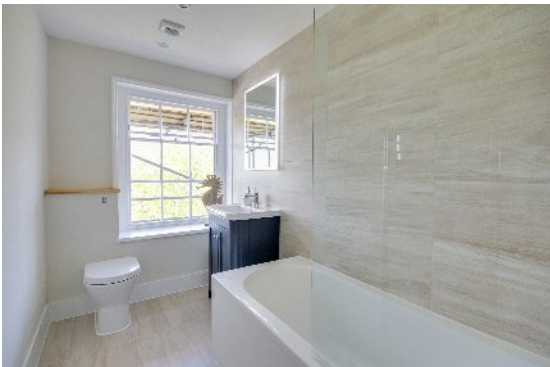


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



The Situation

This exceptional apartment has an unrivalled location and is the highest residential property in Lymington, surpassed only by the church spire just to the east. As one would expect, the views from the apartment and roof terrace (of which it has exclusive use) are breath-taking which when combined with its highly convenient location on Lymington High street provide both a sense of space and proximity to amenities that are difficult to match. Lymington is a thriving market town ideally positioned between the coast and the open spaces of the New Forest. There are excellent sailing facilities in the town as well as a range of chain and independent stores alongside some excellent restaurants and coffee shops. Communications are excellent and there is a railway station connecting to Brockenhurst from which there are regular services to London Waterloo.

Services

Tenure: Leasehold

Council Tax: New Build (not yet known)

Energy Performance Rating: C but not applicable Grade II Listed

Lease Term: 250 years

Annual Service Charge: Approximately £1,000 per annum

Annual Ground Rent: £0

Pets: Yes

Are Holiday Lets / AST's Permitted: Yes

Property Construction: Brick and timber

Heating: Gas central heating

Utility Supplies: Mains electric, gas, water & drainage

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

Conservation Area: Lymington

Electrical Vehicle (EV) Charging Point: Yes

Parking: Private driveway, communal parking - x1 allocated space

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.



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

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk