



85B SOUTHAMPTON ROAD • LYMINGTON • SO41 9GH

Offers in Excess of £300,000

A delightful first and second floor two bedroom duplex apartment with a parking space and located within easy reach of Lymington High Street and all amenities.

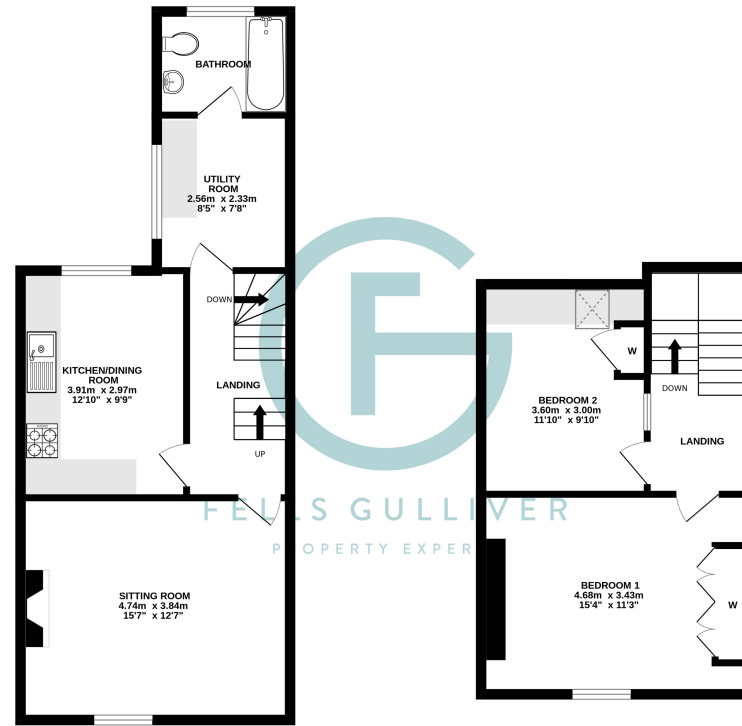


FELLS GULLIVER

PROPERTY EXPERTS

1ST FLOOR  
45.4 sq.m. (488 sq.ft.) approx.

2ND FLOOR  
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA: 77.8 sq.m. (838 sq.ft.) approx.  
Made with Meropix G2023

## Property Specification



- Kitchen/dining room
- Sitting room
- Utility room
- Two double bedrooms with built-in storage
- Family bathroom
- Allocated parking space
- High ceilings & character features
- Convenient town centre location
- Within an easy level walk to Lymington High Street
- Share of Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Description

Communal front door shared with the flat below, leading into the communal hallway. Private front door with stairs rising to the first floor landing. Door into the sitting room with feature fireplace alcove with space for an electric fire, window to the front aspect. Door from landing into the kitchen/dining room with comprehensive range of floor and wall mounted cupboards and drawer units with worktop over, four ring gas hob with electric oven under and extractor over, stainless steel single bowl and drainer sink unit with mixer tap and tiled splashbacks, space for two tall fridge/freezers, cupboard housing wall mounted boiler, window to the rear aspect, space for table and chairs. Door from landing into the utility room with space and plumbing for washing machine, tumble dryer and space for under counter fridge/freezer, window to the side aspect, door leading into the family bathroom with modern suite comprising of a panelled bath unit with mixer taps and shower over, low level WC, wash hand basin with mixer tap and vanity storage cupboard under, radiator, fully tiled walls and floor, obscure window to the rear aspect.

Stairs from first floor landing rising to the second floor landing, Door into the master bedroom with two double built-in wardrobes, range of

eaves storage cupboards and window to the front aspect. Door from landing into the second double bedroom with a built-in wardrobe and velux roof light to the rear aspect and window looking through to the landing.

There is an allocated parking space to the rear of the property, accessed via Eastern Road and there is a garden shed next to the parking space.

The property is close to Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and a picturesque Quay, deep water marinas and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and 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 for access to London. There is also a branch line train link into Brockenhurst Railway Station (approximately 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.





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