



## FLAT 1F TITHE BARN • LYMINGTON • SO41 9EB

£270,000

Located within easy walking distance of Lymington High Street, this modern and well presented two bedroom ground floor apartment would make an ideal first time or investment property and benefits include allocated parking, garden with studio comprising a garden room, store room and bike store and the property is offered for sale with no forward chain.



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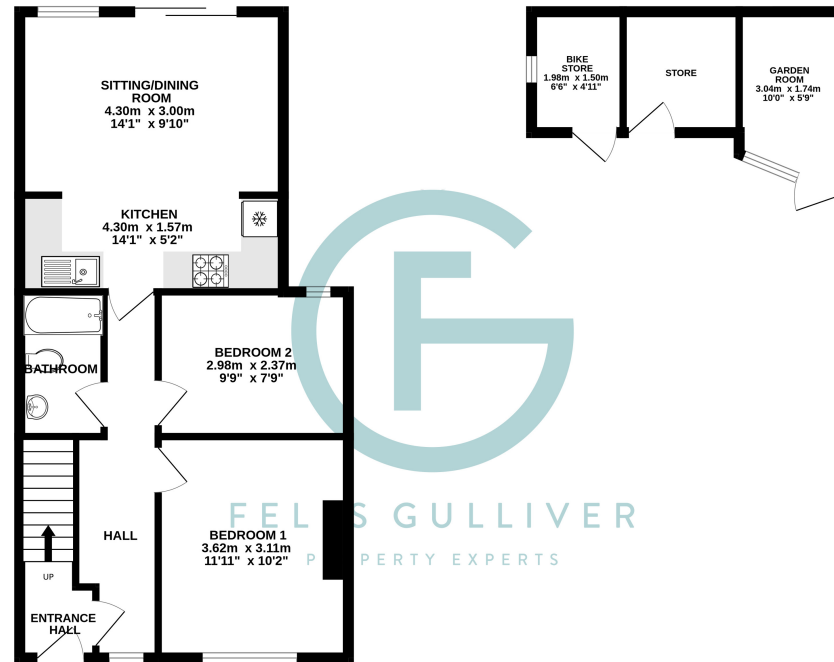
PROPERTY EXPERTS

Est.1988



GROUND FLOOR  
51.5 sq.m. (555 sq.ft.) approx.

OUTBUILDINGS  
11.4 sq.m. (123 sq.ft.) approx.



IF TITHE BARN  
TOTAL FLOOR AREA: 62.9 sq.m. (677 sq.ft.) approx.  
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## Property Specification

Open plan kitchen/sitting/dining room with sliding doors leading out to the garden

Two bedrooms

Modern bathroom

Private enclosed garden

Garden room, store & bike store

Located within a short walk of Lymington High Street

Offered for sale with no forward chain

Would make an ideal first time buy, buy to let investment or second home

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      | 77        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   |                         |           |
|   |   | EU Directive 2002/91/EC |           |

# Description

This well presented two bedroom ground floor apartment would make an ideal first time buy, buy to let investment or second home. The property is located within easy walking distance of Lymington High Street, has allocated parking, a garden, garden room, store and bike store and the property is offered for sale with no forward chain.

Communal front door leading into the lobby. Private front door leading into apartment. Hallway with window to the front aspect and doors to all rooms. Bedroom one with window to the front aspect with white wooden shutters. Bedroom two with window to the rear aspect. Bathroom with modern suite comprising a panelled bath unit with mixer tap and shower over. Pedestal wash hand basin with mixer tap, low level WC, part tiled walls, radiator, extractor fan. Door from the hallway into the kitchen which has a comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and inset single drainer sink unit with mixer tap over. Built-in electric cooker with four ring gas hob and extractor hood over. Space for tall fridge freezer. Space and plumbing for washing machine. Open plan to the sitting/dining room with windows to the rear aspect and sliding patio doors opening out to the decked rear garden and there is a timber built studio comprising of a garden room with window, power and light, adjacent store room and separate bike store with window to the side aspect.

To the front of the property there is allocated off road parking for one vehicle (the space on right hand side, next to the fence).

Tenure: Leasehold. Current owners own the Freehold.

Term: 999 years from 2014

Ground Rent: N/A

Service Charge & Maintenance: £20 per month (£240 per annum) to include communal lighting and building maintenance

Pets: allowed

Short Term Lets/Airbnb: allowed

The property is within walking distance of the Lymington Town Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. 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 to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.







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