



The Deck

Church House, 41 Gosport Street, Lymington, SO41 9BB

SPENCERS
COASTAL





A beautiful bright and airy two double bedroom contemporary first floor apartment positioned behind the historical converted Church conveniently positioned for Lymington High Street and the historic quay. This luxury home is presented throughout in immaculate order with high ceilings, quality fittings, west facing balcony, private lawned garden and a Share of Freehold.

The Property

Communal door leads to the first floor. The front door of the apartment opens in to an inner hallway with large storage cupboard. The impressive, spacious, open plan lounge area is very light and airy with double sliding doors to the balcony ideal for alfresco dining over looking the lawned gardens. The luxury kitchen has high quality fittings, a range of floor standing cupboard and drawers with a single drainer sink, integrated dishwasher, fridge freezer and washer dryer, oven, four ring electric hob with extractor over and down lighters.

The master bedroom is positioned at the rear of the property and is a lovely spacious room with double wardrobe. The second double bedroom also has garden views and a fitted wardrobe. The contemporary bathroom is situated off the hallway and is superbly fitted with free standing bath and separate shower, wc, wash basin, towel rail and down lighters.

Outside

Access is via an alleyway to the right hand side of the Church. A communal door leads to the first floor with a private door to the apartment. There is a West facing balcony overlooking the lawned gardens. In addition there is a small private fenced garden solely for the use of The Deck.

£350,000



FLOOR PLAN

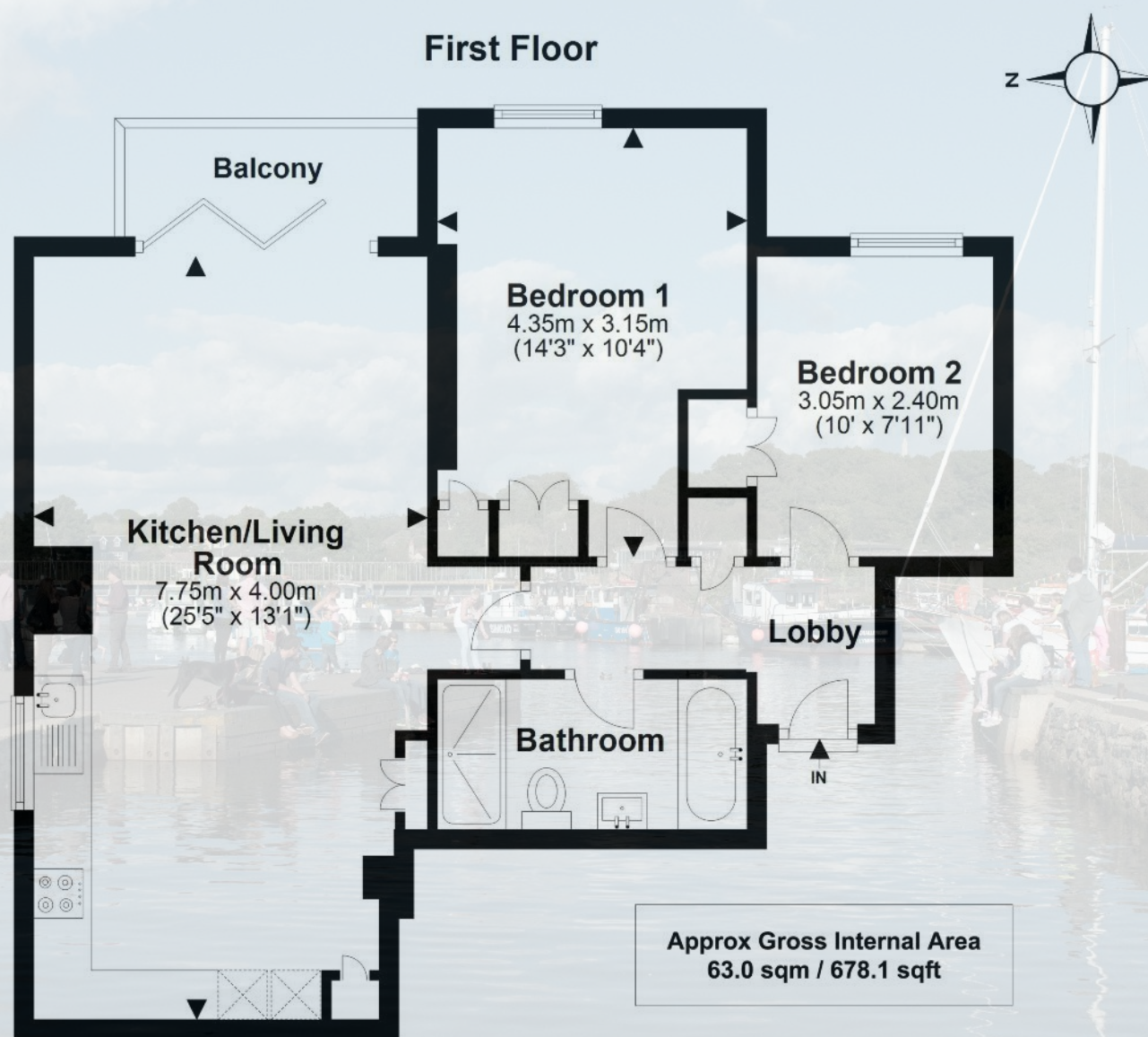
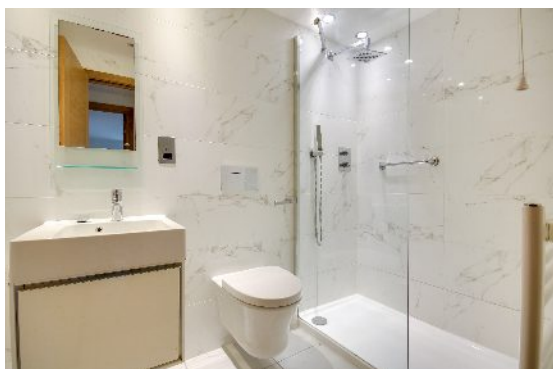


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



The Situation

The apartment is conveniently positioned in a central location approximately 200 yards from Lymington High Street and therefore within easy reach of the town's independent boutiques and national chain stores. There is also a wide range of restaurants, cafes and pubs as well as renowned sailing facilities at the town's marinas and yacht clubs. Lymington is on the fringes of the New Forest National Park and therefore ideally placed for walking, riding and cycling over this beautiful expanse of open unspoilt countryside. The coast is also nearby with excellent swimming beaches at Milford on Sea, Barton on Sea and Highcliffe. Communications are excellent with the M27 to the north near Southampton and rail services from Lymington to London Waterloo via Brockenhurst taking less than two hours.

Directions

At the bottom of Lymington High Street bear left onto Gosport Street. Continue for approximately 200 yards and the converted Church apartments can be found on the right hand side.

Services

Agents Note. Leasehold 999 years with a share of freehold with the 2 other apartments. Service charge etc to be agreed between the 3 apartment leaseholders.

Please note the converted Church at the front is freehold and independently maintained by the owners.

Energy Performance Rating: B Current: 83 Potential: 83

Council Tax Band: C

All Mains Services Connected

Important Information

Spencers of The New Forest 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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