



Flat 2 Hill House

1 Highfield, Lymington, SO41 9GB

SPENCERS
COASTAL





The Property

A charming and recently refurbished ground floor Grade II Listed Georgian flat. This exquisite one-bedroom residence combines historical elegance with modern comforts. Situated in a prime location, just a short walk away from Lymington High Street.

As you enter the flat you'll be greeted by an abundance of natural light streaming through large bay window at the front of the room, casting a warm and inviting glow throughout the flat. The open floor plan allows for easy interaction between the kitchen and dining/living area, making it ideal for entertaining. The modern kitchen features sleek finishes and high-quality appliances, making it a joy to prepare meals.

The bathroom in this remarkable flat exudes a contemporary ambiance, featuring a generously sized overhead shower in a large bath.

The bedroom is very spacious, providing a serene sanctuary for relaxation. Sunlight gracefully filters through the French doors, which lead out to a charming patio garden. This private outdoor space is ideal for enjoying morning coffee, reading a book, or hosting small gatherings.

The Situation

Hill House is a most sought after location being at the top of the bustling High Street, within a few minutes walk from the marinas, the sailing clubs and a Waitrose store only a few hundred metres from the property. The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

£299,950



FLOORPLAN



Approximate
Gross Internal Floor Area
Total: 51sq.m. or 549sq.ft.

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NOT TO SCALE



Grounds & Gardens

At the front of the building you have ample space for parking. At the rear of the flat you have a private courtyard garden.

Directions

Proceed up the High Street into St Thomas Street. On reaching the one-way system, take the left-hand lane. Immediately after the Pelican crossing, filter into the right-hand lane and turn right into Highfield. Follow the road round a sharp right-hand bend and take the right, parking in the no-through road. The property is located on the left side at the end of the road.

Services

Share of Freehold

Length of Lease: 125 Years from 1995

Management Fee: Approx £85 per month

Ground Rent: N/A

Energy Performance Rating: N/A as Grade II Listed

Council Tax: B

All Mains Services Connected

No Holiday/ Short Lets Allowed

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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