



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

6 Blakes Yard

New Street Mews • Lymington • SO41 9NW



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Offered chain free, this beautifully presented townhouse has the benefit of a balcony, courtyard garden and allocated parking space. This delightful two double bedroom property is located with a secure gated courtyard development, just off the High Street, close to shops and amenities.



2



1



£500,000

Key Features

- Two double bedrooms
- Master bedroom with vaulted ceiling and two double fitted wardrobes
- Allocated parking space
- Utility room and ground floor cloakroom
- Two additional visitor parking spaces located nearby
- First floor sitting room with balcony
- West facing courtyard garden
- Situated in the heart of Lymington
- Secure pedestrian gate giving access to High Street
- EPC Rating: C & Council Tax Band: C

Est.1988



Description

This charming and modern two double bedroom townhouse situated in a private gated mews development is located within a stones throw of Lymington High Street. This unique property was built by well known local builders Dunford in 2011, and offers a westerly facing courtyard garden, balcony, an allocated parking space and a pedestrian walkway providing access directly onto the High Street.

The front door opens into a welcoming entrance hall with stairs rising to the first floor. Just off the hall, the utility room is fitted with floor and wall mounted units with space and plumbing for a washing machine. Adjacent to the utility is a cloakroom with a wash hand basin, WC and window to the rear aspect. Glazed door from the utility room provides access out to the west facing courtyard garden.

First floor landing has a rear aspect window and stairs rising to the second floor. Spacious sitting room with glazed French doors leading out onto the private balcony, overlooking the front aspect, with fitted full height sliding shutters. The sitting room offers ample space for a dining table and there is a square archway that leads into the kitchen. The kitchen is fitted with a modern range of floor and wall mounted hi-gloss cupboard and drawer units with tiled splashbacks. Integral fridge/freezer, oven with ceramic hob and extractor fan over, dishwasher and sink unit with mixer tap. Cupboard housing the wall mounted combi boiler and a rear aspect window.

Second floor landing has a window to the rear aspect, two storage cupboards and a hatch providing access to the fully boarded loft space. Master bedroom with a beautiful vaulted ceiling, two sets of double fitted wardrobes and a range of feature windows to the front aspect. The top windows have shutters which are being powered by solar generated electricity for ease of use, offering views across the rooftops of Lymington. Bedroom two has a rear aspect window. The family bathroom is fitted with a contemporary suite

comprising of WC, wash hand basin with vanity storage cupboard below, P-shaped bath unit with mixer taps, shower screen and mixer shower over. Heated towel rail, tiled floor and part tiled walls and velux roof light.

The property enjoys a charming west-facing courtyard garden, attractively laid to paving for ease of maintenance, with a raised flowerbed and a useful garden shed. To the front, there is an allocated parking space, along with two additional visitor spaces located nearby. Blakes Yard is a unique, secure gated development, accessible by vehicle from New Street or via a secure pedestrian gate from the High Street. The development also includes a communal bin and bike store.

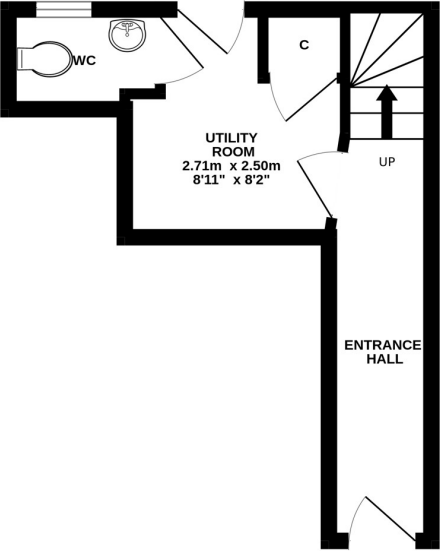
Share of Freehold - 999 years from 30th June 2011, lease end date 30th June 3010 (985 years remaining)

Estate management charges - £2,740.64 per annum (25/03/2025 to 24/03/2026) which includes buildings insurance, management fees, full exterior decoration (approx. Every 5 years), communal electricity, gate servicing and repairs, general maintenance and bi-monthly window cleaning.

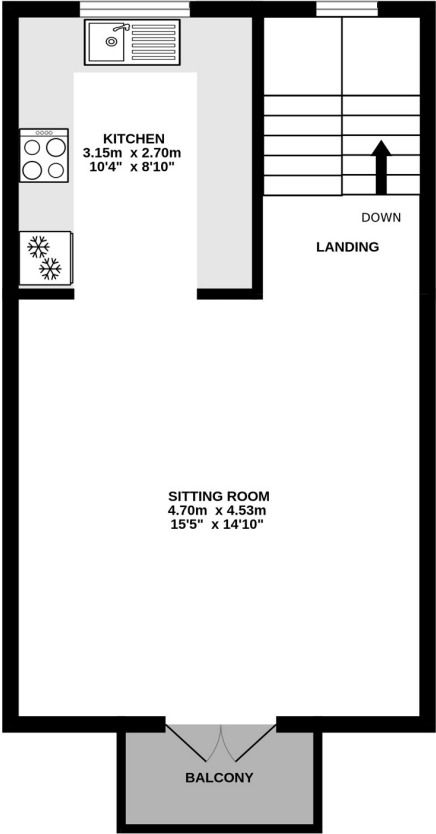
The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To 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 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.

Floor Plan

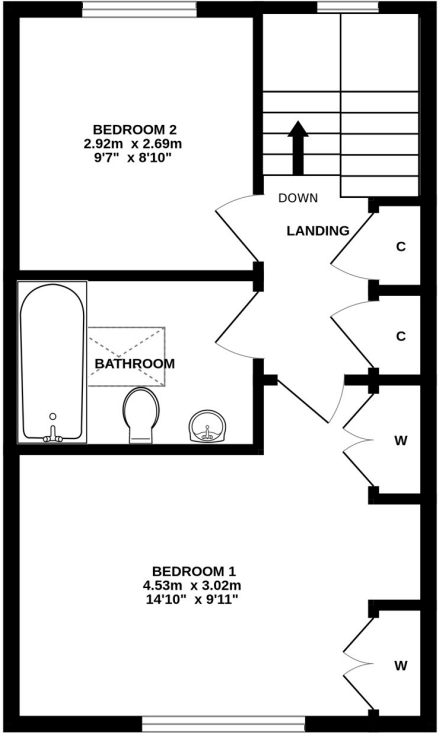
GROUND FLOOR
13.4 sq.m. (145 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (388 sq.ft.) approx.



2ND FLOOR
35.9 sq.m. (386 sq.ft.) approx.



6 BLAKES YARD
TOTAL FLOOR AREA : 85.3 sq.m. (919 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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