



125A HIGH STREET • LYMINGTON • SO41 9AQ

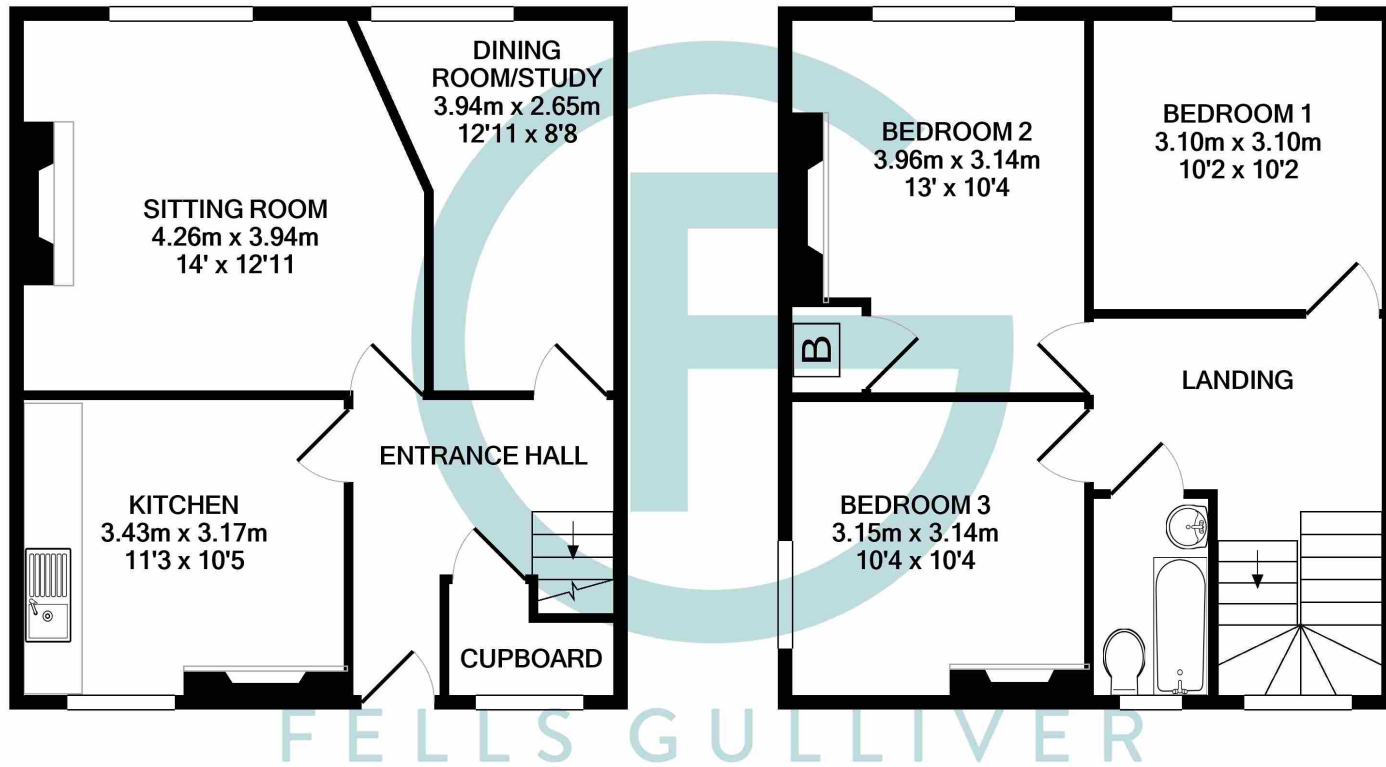
£499,950

A light and spacious three double bedroom apartment arranged over two floors with an outside roof terrace, far-reaching views of Lymington river and rooftops.



FELLS GULLIVER

PROPERTY EXPERTS



GROUND FLOOR
 APPROX. FLOOR
 AREA 44.4 SQ.M.
 (478 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 44.4 SQ.M.
 (478 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.7 SQ.M. (955 SQ.FT.)
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Property Specification



- Three double bedroom apartment arranged over two floors
- Private roof terrace
- Light and spacious accommodation
- Kitchen/breakfast room
- Sitting room with feature fireplace
- Dining room/study
- Family bathroom
- Large sash windows
- Far reaching views of Lymington river and roof tops
- Positioned on Lymington High Street

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	47
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Description

A rarely available Grade II listed spacious apartment with three double bedrooms boasts light and airy accommodation with character features including sash windows and feature period fireplaces.

Accommodation in more detail comprises an external staircase that leads to the private roof terrace. The front door opens to the hallway with doors to the reception rooms, and a large understairs storage cupboard. The kitchen/breakfast room comprises a range of cottage style eye and base level units with a worktop over, space for a table and a window overlooking the terrace. The sitting room with two large sash windows overlooks the high street and features a fireplace. The dining room/study

also has a large sash window overlooking the high street, these two rooms could be combined to make a large reception room. Stairs rise to the first floor with large windows making the landing bright, two bedrooms overlook the high street and the third is to the side, all having lovely far-reaching views of the Lymington river and rooftops. The bathroom has a bath and hand held shower attachment, WC and a washbasin.

This charming characterful property would make an ideal holiday let, second home or primary home being close to all the conveniences that the Georgian market town of Lymington has to offer with its array of boutique shops, restaurants, Quay, train station with links to London Waterloo and supermarkets.





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