



ISLAND VIEW, FLAT 3 GROSVENOR HOUSE, 52 HIGH STREET • LYMINGTON • SO41 9AG £445,000

Affording panoramic views towards the Isle of Wight and located on Lymington High Street, this beautifully presented two double bedroom two storey maisonette would make an ideal second home, investment or downsize. The property benefits from secure gated parking and is offered for sale with no forward chain.

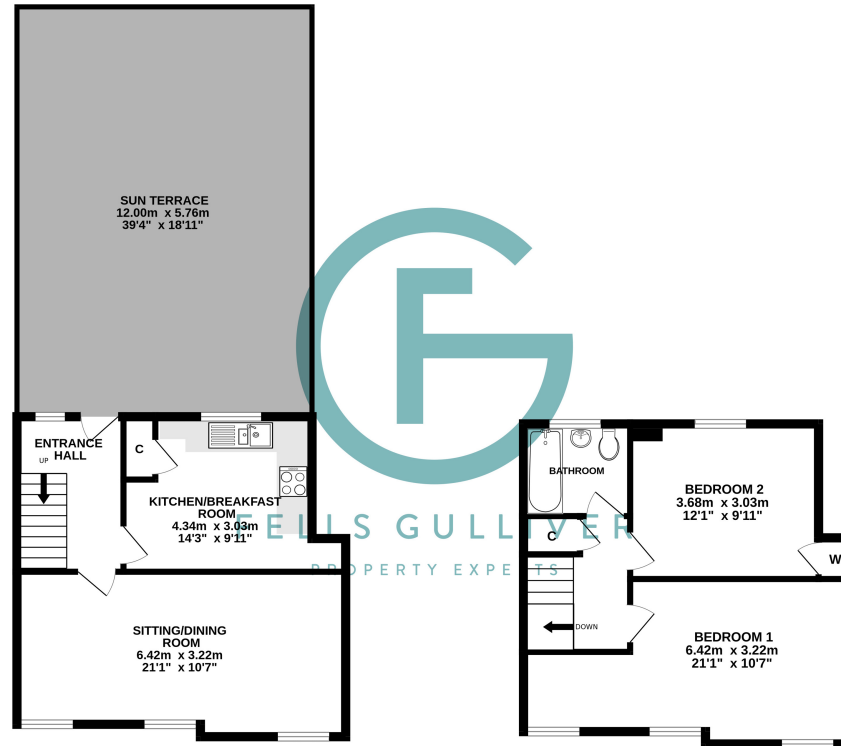


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
37.7 sq.m. (406 sq.ft.) approx.

1ST FLOOR
37.7 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA - 75.4 sq.m. (812 sq.ft.) approx.
Made with Metropix 6/2024

Property Specification



- Sitting/dining room
- Kitchen/breakfast room
- Two double bedrooms
- Bathroom
- South facing sun terrace with panoramic views over rooftops and across the Solent towards the Isle of Wight
- Secure gated allocated parking space
- Located centrally on Lymington High Street
- Currently set up as a successful and profitable Airbnb
- Offered for sale with no forward chain
- Ideal second home, investment or downsize

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Located on Lymington High Street and offered for sale with no forward chain is this rarely available two storey first and second floor maisonette, with secure gated allocated parking, south facing sun terrace and views over the Solent towards the Isle of Wight.

Accessed from High Street level through Grosvenor Gardens, there are electric gates giving vehicular access and a separate pedestrian gate giving access through to the rear where there is a designated parking space. Communal steps leading up to the first floor level where there is picket fencing enclosing the spacious paved sun terrace, with an abundance of space for patio furniture, sun loungers etc. Outside light. Front door leading into the entrance hall with stairs rising to the first floor and window to the rear aspect. Door into the kitchen/breakfast room which is a lovely light and airy room, with comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and inset one and half bowl single drainer sink unit with mixer tap and tiled splashbacks. Built-in electric oven with four ring electric hob over and extractor fan over. Space and plumbing for washing machine and dishwasher. Built-in tall fridge/freezer, large storage cupboard, window to the rear aspect with views to the Isle of Wight, tiled flooring. From the hallway, door into the sitting/dining room which has three windows to the front aspect overlooking Lymington High Street.

Second floor landing with airing cupboard and shelving for linen storage. Larger master bedroom with three tall windows to the front aspect. Double bedroom two with built-in wardrobe and window to the rear aspect, with views over rooftops across the Solent to the Isle of Wight.

This charming property is currently set up as a successful and profitable Airbnb, but would also make an ideal second home or downsize, 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.

Term: Leasehold

Lease: 125 years from 2015 (116 years remaining)

Service Charge/maintenance charges: £800 per annum

Ground Rent: £100 per annum





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