



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

5 Hamilton Mews

GoSport Street • Lymington • SO41 9BG



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A well presented townhouse in the centre of Lymington, just off the High Street. The property enjoys a large kitchen/diner, bright sitting room with Juliet balcony, two double bedrooms, bathroom, secure garaging with allocated space, lockable storage, and visitor parking. Combining prime location with modern comfort, this property offers an exceptional lifestyle opportunity.



2



1



£325,000

Key Features

- Large kitchen/dining room
- Useful loft storage
- Family bathroom
- Secure under cover parking space with lockable storage area and visitor parking available
- West facing sitting room with large picture windows and Juliet balcony
- Two double bedrooms, both with built-in wardrobes
- Within just a couple of minutes walk of Lymington High Street and Train Station
- EPC Rating: D



Description

Situated in the heart of the town, just off the bottom of the High Street and having the rare benefit of a secure allocated garaged under cover parking garaging as well as lockable storage and visitor parking, this two double bedroom townhouse offers a well balanced internal layout including a bright sitting room, separate kitchen/diner, modern bathroom, and loft storage. Being close to the shops, Quay and train station, the house is perfect as a main home or weekend base.

A private front door at street level opens into a welcoming entrance lobby, with stairs leading to the first floor main living accommodation. The first floor hosts a well-proportioned kitchen/dining room, thoughtfully arranged with fitted cupboard and drawer units with inset one and a half bowl single drainer stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include an electric oven, four ring induction hob with extractor hood over. Space and plumbing for washing machine and under counter fridge or freezer. An understairs cupboard offers practical additional storage.

From the first floor landing, the sitting room enjoys a pleasant west-facing outlook, with large sliding windows and a Juliet balcony that flood the space with natural light throughout the day. Generously proportioned, the room is well suited to both relaxing and entertaining, complemented by electric heating and wall lighting for added comfort.

The top floor accommodates two well proportioned double bedrooms, both benefiting from built-in storage, with one enjoying a vaulted ceiling that enhances the sense of space and character. Pull-down ladder provides access to a loft space with lighting, offering excellent additional storage. A modern bathroom serves this level, fitted with a P-shaped bath with curved glass shower screen and electric shower. Low level WC, wash hand basin with mixer tap and built-in vanity storage cupboards under with heated and lit mirror above. Heated towel rail and opening window.

Outside, a remote controlled electric door provides access to private garaging, with an allocated parking space. There is also a secure lockable storage area. There is additional provision for guest parking, a real advantage in this highly convenient central location.

Tenure - Share of Freehold

Lease term - 999 years from 25th March 1983, 957 years remaining (as at 2025).
Lease end date 25th March 2982

Maintenance - £900 per annum which includes buildings insurance, maintenance and garage lighting.

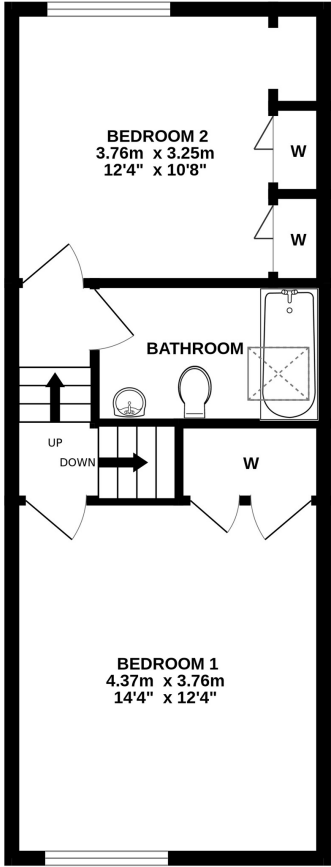
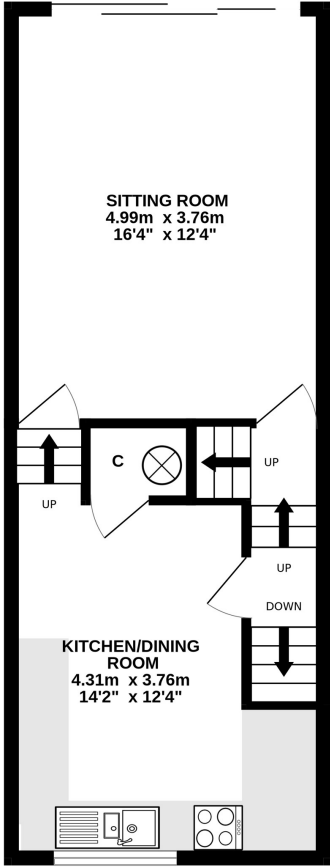
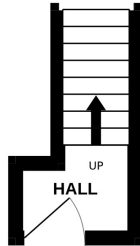
The property is just a few minutes walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded 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

FIRST FLOOR
38.5 sq.m. (414 sq.ft.) approx.

SECOND FLOOR
38.5 sq.m. (414 sq.ft.) approx.

ENTRANCE LEVEL
3.0 sq.m. (32 sq.ft.) approx.



5 HAMILTON MEWS
TOTAL FLOOR AREA : 80.0 sq.m. (861 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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