



Top Floor Flat

73 High Street, Lynton, SO41 9AL

SPENCERS
COASTAL





Lymington's highest residential property with panoramic sea views! Offering an unbeatable southerly outlook from the living room and roof terrace this exceptional two bedroom apartment occupies the top floor of one of Lymington's iconic historic buildings and comes with a private off street parking space.

The Property

Lymington House is delightful Grade II Listed building and an iconic part of Lymington High Street. The building is believed to date from the early 1800s and retains many attractive features of the period. The apartment which occupies the entirety of the third floor and is nicely presented but would benefit from minor improvements and requires carpeting throughout. The hall provides access to all rooms and there is a particularly attractive sitting & dining room which occupies the entire front of the building including its expansive bow window. From here there are stunning sea views across the south side of Lymington which stretch from the Needles in the west to the Solent in the east. There is a large double bedroom with a feature fireplace and views across the rear of the property to the New Forest National Park beyond. There is a further bedroom and main bathroom as well as a separate kitchen with serving hatch to the sitting / dining room.

Grounds & Gardens

Just outside the front door to the apartment is a staircase to the roof terrace the exclusive use of which is enjoyed by the apartment. This impressive roof terrace provides the perfect place from which to enjoy the outstanding 360 degree views. There is also a private parking space to the rear of the property which can be accessed from the ground floor.

£375,000



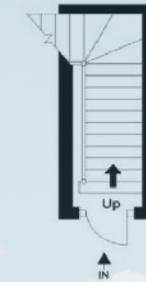
FLOOR PLAN

Top Floor

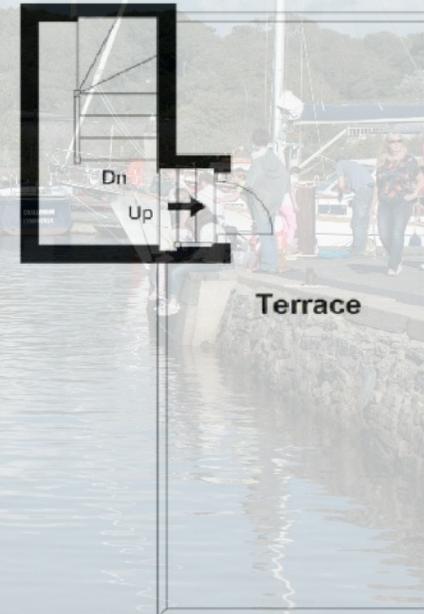
Approx. 78.5 sq. metres (844.9 sq. feet)



Second Floor



Roof Terrace



Terrace

Total area: approx. 82.2 sq. metres (884.7 sq. feet) (Excluding roof terrace)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



The Situation

This exceptional apartment has an unrivalled location and is the highest residential property in Lymington, surpassed only by the church spire just to the east. As one would expect, the views from the apartment and roof terrace (of which it has exclusive use) are breath-taking which when combined with its highly convenient location on Lymington High street provide both a sense of space and proximity to amenities that are difficult to match. Lymington is a thriving market town ideally positioned between the coast and the open spaces of the New Forest. There are excellent sailing facilities in the town as well as a range of chain and independent stores alongside some excellent restaurants and coffee shops. Communications are excellent and there is a railway station connecting to Brockenhurst from which there are regular services to London Waterloo.

Services

Energy Performance Rating: D Current 64 Potential 72

Council Tax Band: C

All mains services connected

New lease of 250 years

No ground rent

Maintenance charge - To be confirmed but estimated to be circa £1,250 pa

Directions

Head up Lymington High Street and Number 79 will be found just past our offices on the right hand side. The blue front door is the entrance to the property.

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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencerscoastal.com

www.spencerscoastal.com