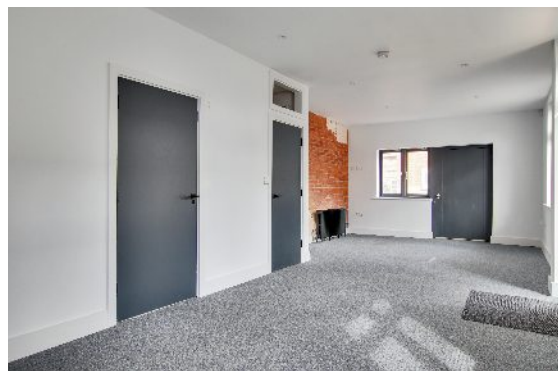
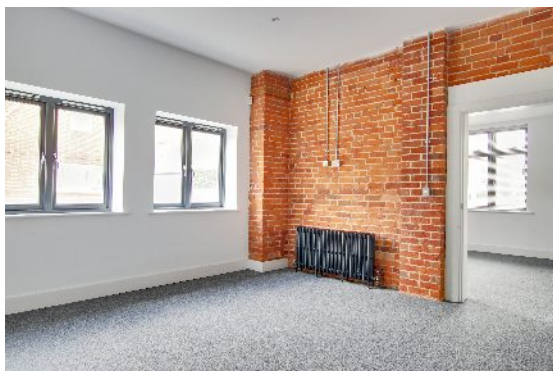




**Flat 1 The Furniture Depository**

*31 New Street, Lymington, SO41 8BP*

**SPENCERS**  
NEW FOREST



*A fashionable warehouse-style Ground Floor apartment situated in the centre of Lymington. Finished to a high specification throughout with contemporary features.*

## The Property

The Furniture Depository is accessed from the door leading off from Emsworth Road. The flat opens into the stunning double aspect open plan kitchen, dining and sitting room. Within the spacious sitting room area there is very stylish exposed brickwork and an Edwardian floor standing radiator. There are two double glazed windows overlooking onto New Street. The property once a commercial office has an existing kitchen area that requires finishing, currently there is a sink and small work top area in situ. The space provides an ideal area to create a bespoke kitchen with work surfaces, an island, cabinets and appliances. There is also a double-glazed window overlooking onto Emsworth Road and an Edwardian radiator underneath the window. Within the living area there is access to a utility cupboard and bathroom which comprises of walk in Shower, w/c and wash hand basin. The Main bedroom is located at the rear of the property. The spacious bedroom incorporates two double glazed windows looking onto New Street and has plenty of space to incorporate additional furniture.

## Grounds & Gardens

The apartment has a small graveled frontage bordered by a low brick wall. With some clever screening it would be possible to create a useable outside space.

A single car parking space is available just off the High Street on St Thomas Park for an additional £15,000 (on a separate Title).

**£279,950**



## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 59sq.m. or 635sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**



## The Situation

The townhouse is within an easy short walk of all amenities including Lymington station, doctors surgeries and chemists, library, church and community centre. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour has two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of renowned restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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.

## Services

Energy Performance Rating: TBC Council Tax Band: TBC

All mains services connected

TENURE: Share of Freehold. Forecast annual service charge £725.00 per annum.

## Directions

From our office in the high street, turn left and stroll in a easterly direction, taking the first left into New Street (between Boots and Costa). After approximately 150 metres, the Furniture Depository is positioned on the corner.

## 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:

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