



## Top Floor Flat

33 Southampton Road, Lymington, SO41 9GH

SPENCERS  
NEW FOREST





*A spacious and characterful two bedroom first and second floor maisonette in this sought after row of attractive period town houses just a few minutes level walk from Waitrose and Lymington's famous Georgian High Street.*

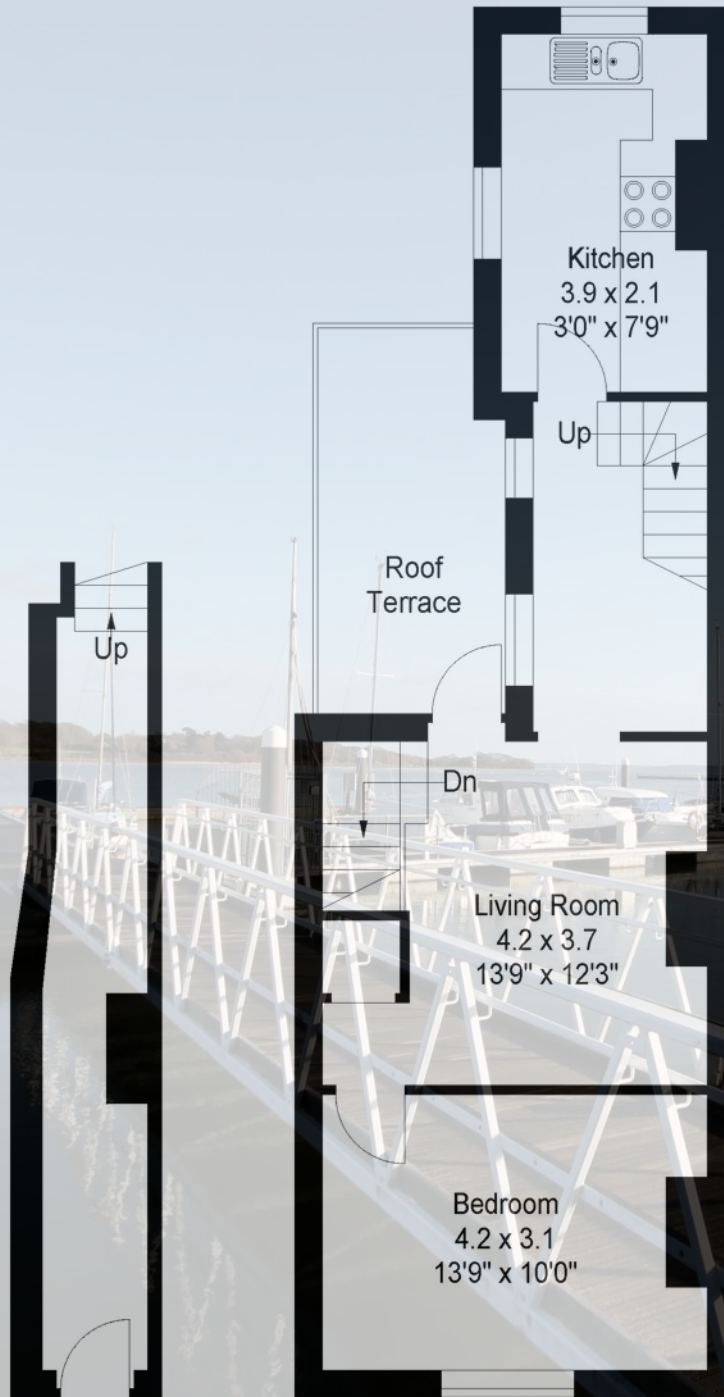
## The Property

A glazed communal front entrance door opens to an entrance vestibule with a further door giving access to a lengthy private hallway which provides an excellent amount of storage and coat hanging and is complimented by an oak effect floor. A staircase leads up to the first floor landing which offers flexible space that can be utilised for a dining or study area. The kitchen is situated at the rear of the apartment with double glazed windows providing south westerly roof top views. The kitchen is well fitted with a range of storage units, integrated electric oven and hob with extractor above, space for a fridge and freezer, plumbing for washing machine and there is space for a small table. The bright and spacious sitting room has a door opening directly onto the private, west facing sun terrace and a door leading to the main bedroom. This is a generous double bedroom with hanging rails one side of the chimney breast, shelving the other side and a long casement window with secondary glazing, facing east so to enjoy the morning light.

**£248,000**



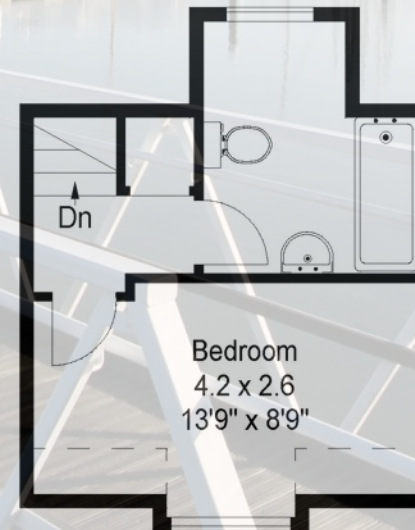
FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 72sq.m. or 775sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



Top Floor Flat



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*The property features a sunny west facing sun terrace and there are residents parking permits available.*

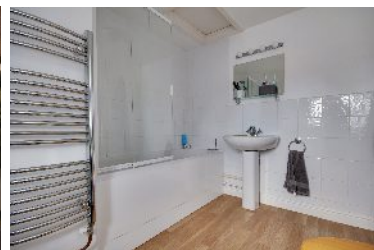
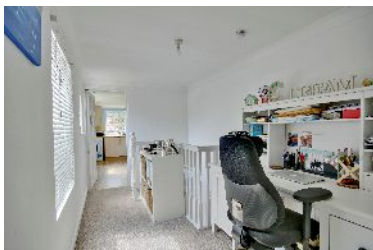
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### The Property continued . . .

Stairs from the sitting room lead up to the second floor with a storage cupboard beneath. The landing has a storage cupboard and gives access to the bathroom and bedroom two, which is a cosy room with sloping ceilings providing more character. The bathroom is a good size with a white suite comprising panelled bath with shower attachment above, wc and wash hand basin.

### The Situation

The Georgian market town of Lymington has a wide range of shops and boutiques, as well as having the benefit of excellent sailing facilities including two large marinas, a number of chandleries and moorings on the river and at the Town Quay for visiting Yachtsmen. Every Saturday there is a Charter Market which runs the entire length of the High Street. Lymington offers a branch line link to the Forest village of Brockenhurst (approximately 15 minutes), which is some 5 miles to the north by road, which in turn offers a mainline fast link to London (Waterloo 90 minutes approximately). Junction 1 of the M27 lies 12 miles to the north, and links with the M3 for access to London. Miles of open forest suitable for riding and walking can be accessed at Bull Hill, Pilley or the nearby hamlets of Norleywood and East End.





*This lovely property is for sale with the benefit of no onward chain and internal viewing is highly recommended.*

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### **Grounds & Gardens**

The property enjoys a private west facing sun decked terrace, accessed from the sitting room.

### **Directions**

From our office in the High Street continue west into St Thomas Street. At the junction with Southampton Road, continue around the one way system keeping Waitrose on your left hand side, continue for about 200 metres where the property can be found on your left hand side.





ROYAL LYMINGTON YACHT CLUB



*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Energy Efficiency Rating: Current 56 Potential 72

Council Tax Band: A

All mains services are connected.

TENURE: Leasehold for a terms of 125 years from 17/12/2004.

Ground Rent: £50 per annum, Sinking Fund: £30 per month.

## Points of interest

Lymington Train Station	0.3 miles
The Ship Inn	0.3 miles
Waitrose Lymington	0.3 miles
Lymington Quay	0.3 miles
Priestlands Secondary School	0.6 miles
Lymington Recreation Centre	0.6 miles
Royal Lymington Yacht Club	0.6 miles
Lymington Hospital	0.8 miles
Walhampton Golf Club	0.8 miles
Brockenhurst Tertiary College	4.3 miles

## 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.

# LYMINGTON MARINA



For more information or to arrange a viewing please contact us:  
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