



31a High Street

Lymington, SO41 9AF

SPENCERS
NEW FOREST





The Property

A beautifully refurbished Grade II listed two bedroom maisonette with a private entrance conveniently located on the High Street with some views of the Isle of Wight. The property would make an ideal pied a terre or holiday let.

31a High Street has a private entrance tucked away along one of Lymington's distinctive alley ways. Stairs lead to the hallway which provides access to all rooms as well as featuring a spiral staircase to the first floor. The property boasts a charming combination of old and new with a open plan modern living and a wealth of character features. There is a commanding living space with an impressive bay window allowing ample light and a glimpse of the hustle and bustle of town life. The living room features a striking fire place which acts as a focal point of the room. The shaker style kitchen is newly fitted and comprises of an integrated electric oven, hob and extractor fan. The wooden worktops and attractive blue tiling complement each other and blend well with the character of the room. The classic style bathroom offers a separate shower and bath and enjoys glimpses of the Isle of Wight. There are two double bedrooms on the first floor which complete the accommodation. The property also benefits from a brand new boiler.

The Situation

Situated on the south side of the high street moments from the famous "cobbles" in Lymington and is a short walk from the Station, Town Quay, deep water Marinas and Yacht Clubs. Lymington is famed for being a world renowned sailing location being situated on the river leading to The Solent and Isle of Wight. The Georgian market town 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 giving access to London. There is a rail branch line link to Brockenhurst main line Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.

£335,000



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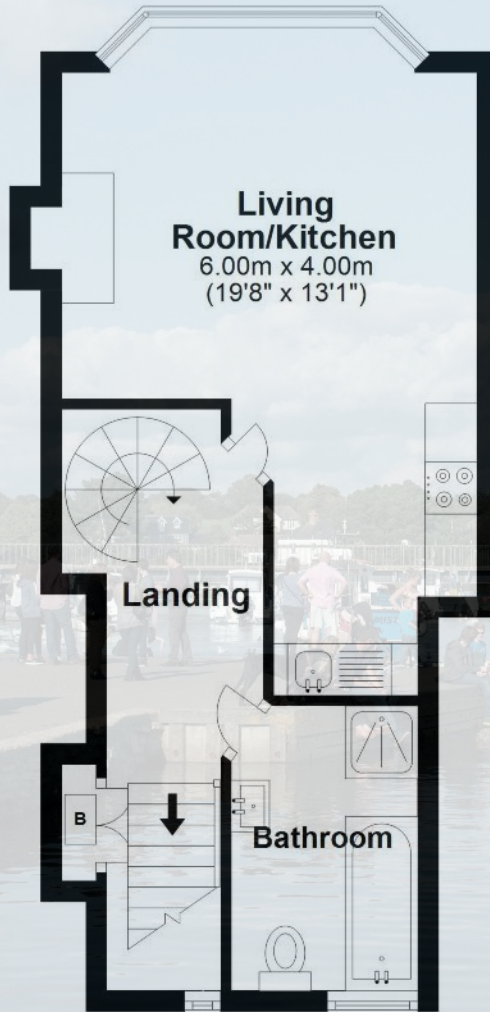


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FLOOR PLAN

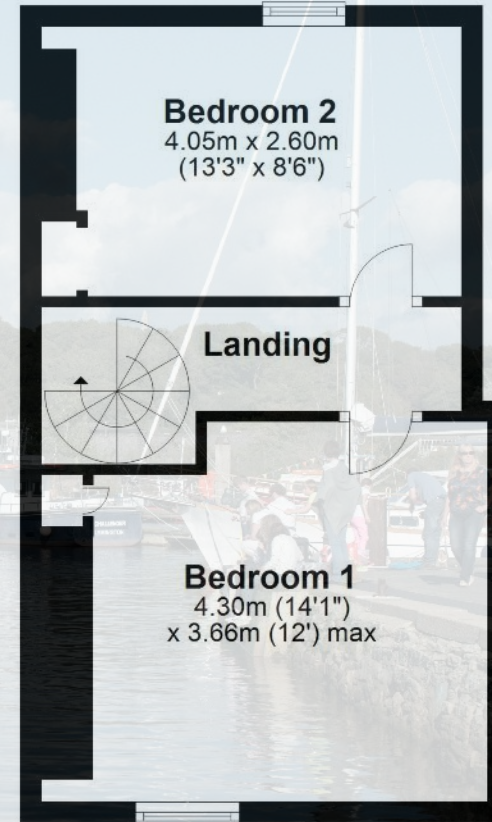
First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Top Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



Total area: approx. 63.6 sq. metres (684.6 sq. feet)

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



Directions

From our office in the high street, turn left and proceed along the main street for approximately 200 metres and cross over to the south side where 31a High Street can be found through a private gated cobbled alleyway.

Services

Leasehold

Length of Lease: 999 Years

Ground Rent: £250,00 per annum

Service Charges: 50% of expenditure

Energy Performance Rating: TBC Current: Potential:

Council Tax: A

All Mains Services Connected

Property Video

Point your camera at the QR code below to view our professionally produced video.



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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