



Chichester House, Apartment 28

Hillcroft Close, Lymington, SO41 9BA

SPENCERS
NEW FOREST





A wonderful opportunity to acquire a very well presented spacious two-bedroom, two-bathroom ground floor apartment, located in the heart of Lymington within a short of walk of the high street, train station and town quay. Also benefiting from low outgoings, private parking and a small patio over looking the communal gardens.

The Property

The modern apartment, built in 2003, is located on the ground floor with a communal front door leading to a private entrance. All rooms are positioned off the central hallway which has a coats cupboard and a separate airing cupboard housing the immersion tank. The spacious kitchen has a view to the front of the building with a range of fitted cupboards and work tops, a recently fitted Neff double oven with electric hob, space for a fridge freezer, washing machine and dish washer as well as space for a dining table and chairs and a recently fitted Worcester Bosch Boiler. The sitting room is a lovely light and bright room enjoying an easterly aspect, with UPVC doors leading out onto a small paved patio area providing the perfect spot for alfresco dining over looking the lawned communal gardens. The master bedroom has a view overlooking the gardens with an ensuite shower room. Bedroom two is a good sized double positioned to the front of the building with a range of floor to ceiling fitted wardrobes. The family bathroom completes the accommodation with a full size bath, low level wc and wash hand basin.

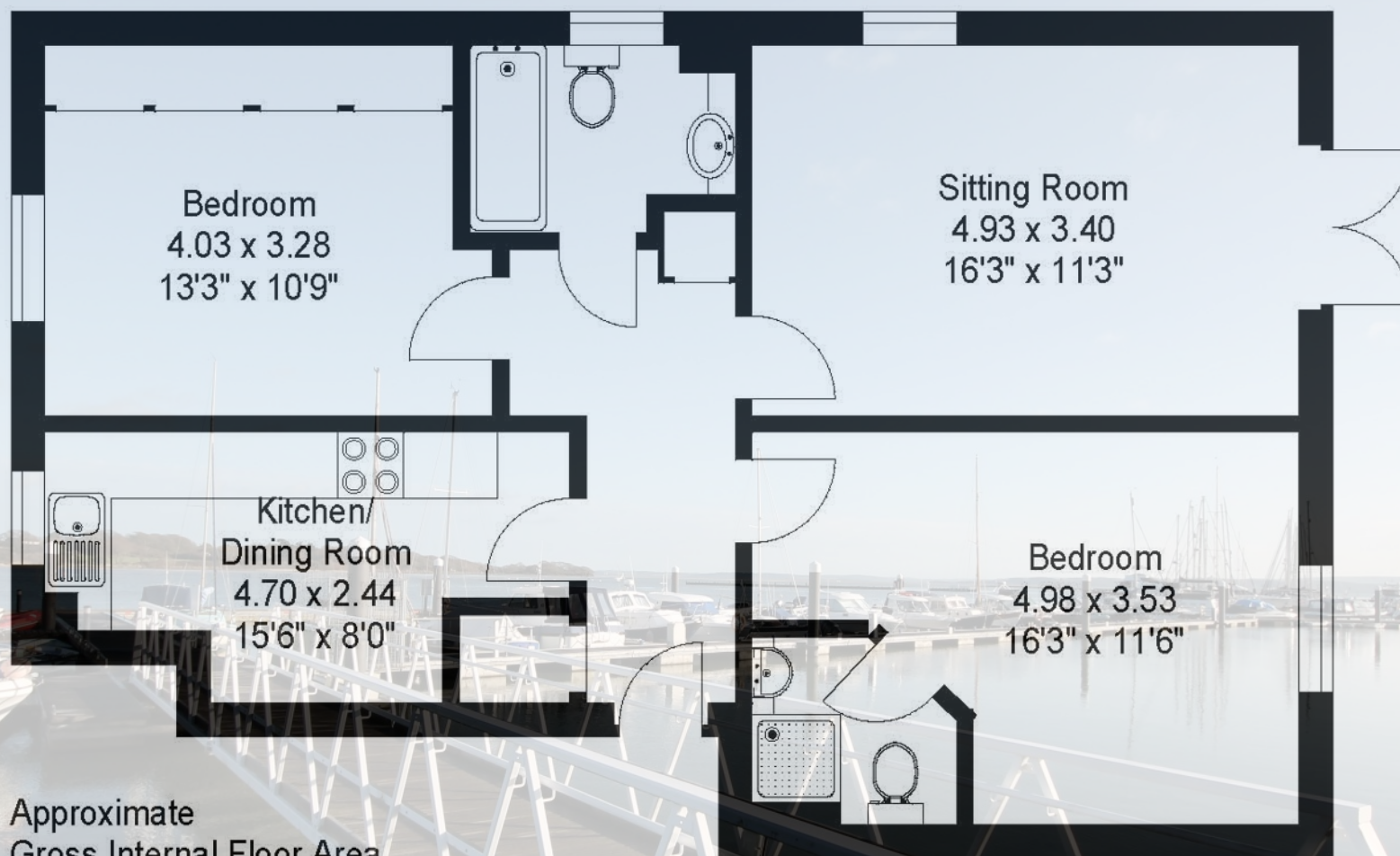
Grounds & Gardens

Chichester House has a lovely East facing lawned communal garden which is available for all residents to use. One significant benefit over other apartments is the direct access from the lounge out on to the East facing private patio which provides a lovely area for alfresco dining or simply to enjoy the garden views. There is private allocated off road parking positioned to the left of the building along with extensive visitor parking.

£355,000



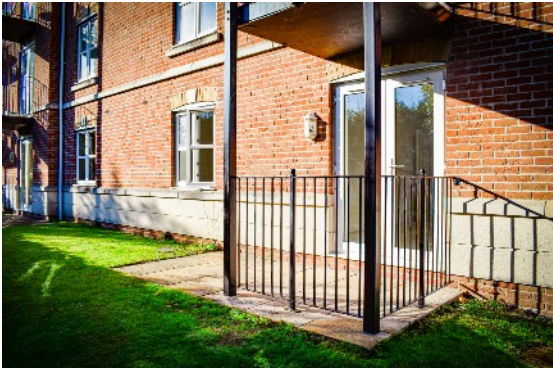
FLOORPLAN



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

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



The Situation

Chichester House is within an easy short walk of all amenities including Lymington high street, train station, town quay, 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: C

Council Tax Band: D

Ground rent: £250

Leasehold for a term of 155 years from 01/04/2003

Maintenance Charge Approximately: £1,380

All mains services connected.

Directions

From our office proceed East down the high street and take the first left in to New Street. Just before the end of the road turn right in to Hillside Close. Chichester House is located directly in front of you with allocated parking to the left of the building.

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 QUAY

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

74 High Street, Lymington, SO41 9AL

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

www.spencersnewforest.com