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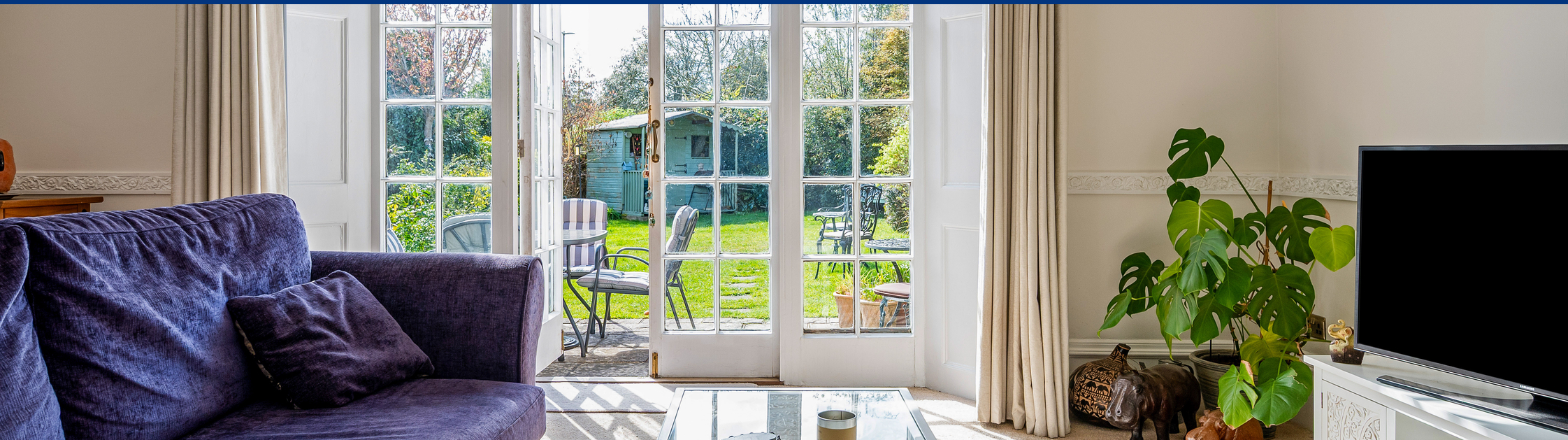
023 8028 4411  
[www.fellsgulliver.com](http://www.fellsgulliver.com)

Flat 1 Elcombes, High Street, LyndhurstSO43 7BB

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£440,000

- Stunning garden apartment
- Private gardens
- Garage
- Kitchen breakfast room
- Modern bathroom
- Historic building
- Share of the freehold
- Spectacular drawing room
- Two bedrooms
- Ensuite





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A rare opportunity to acquire a beautifully appointed apartment with garaging and a private garden in the heart of Lyndhurst.

This charming garden apartment, set within the historic Grade II listed Elcombes building at the top of Lyndhurst High Street, blends period character with everyday convenience.

With its private garden, garaging, parking, and share of the freehold, it offers the chance to own a distinguished piece of local heritage in one of the New Forest's most desirable locations.



Situated within an iconic period building in the heart of central Lyndhurst, this superb ground-floor garden apartment showcases a wealth of character and charm befitting a property of its age. Of particular note is the spectacular drawing room, featuring elegant French doors that open directly onto the large private gardens and sun terrace. With dual aspects, generous windows, and impressively high ceilings, the apartment enjoys abundant natural light and a wonderful sense of space and grandeur.

The kitchen/breakfast room provides an ideal setting for entertaining, overlooking a small private courtyard garden to the front of the property. It is fitted with a range of modern eye-level and base units, integrated appliances, and ample space for a dining table and chairs.





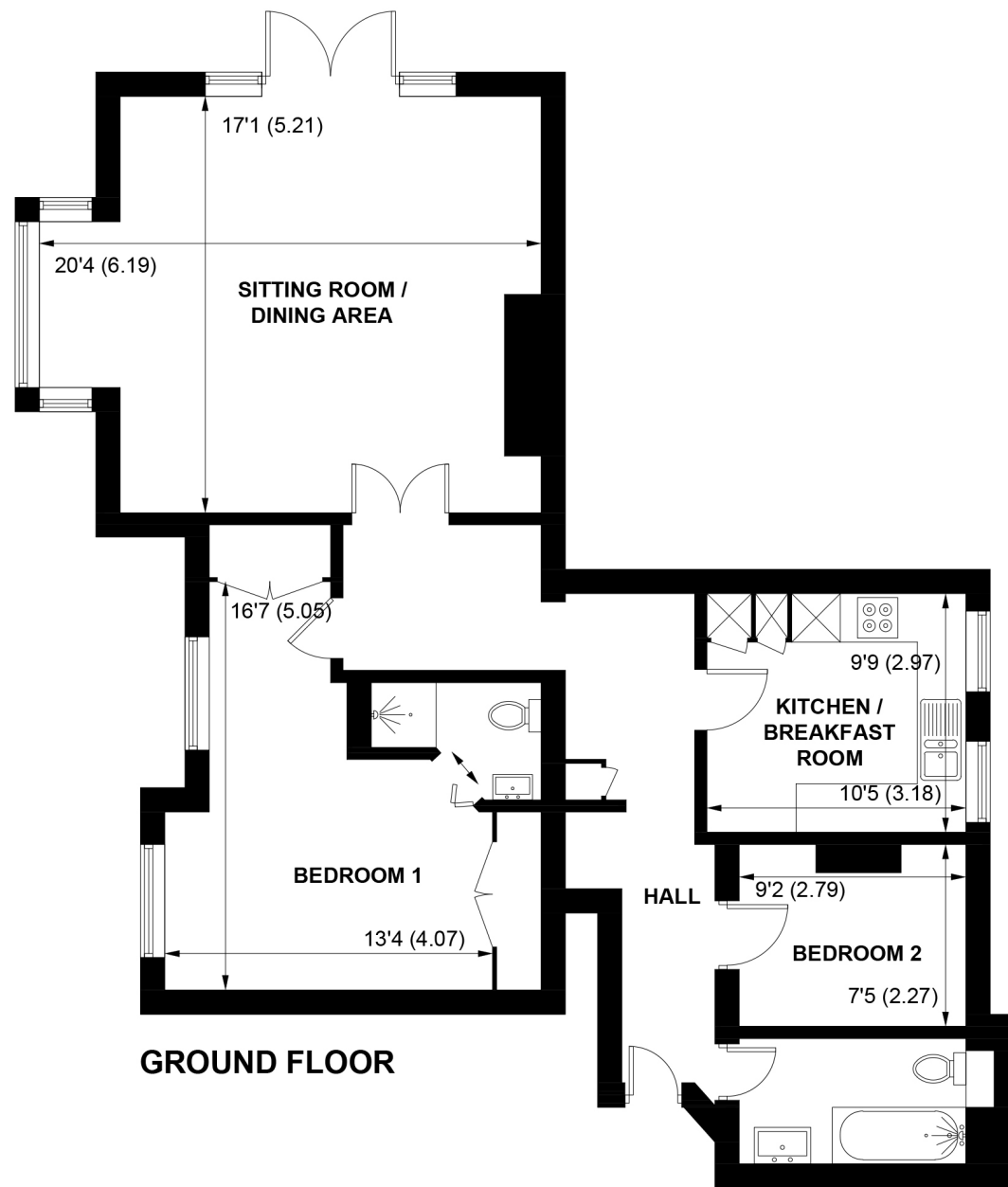


There are two bedrooms, including a well-proportioned principal bedroom with an en-suite shower room. The second bedroom offers flexibility as a guest room or a useful study. A further family bathroom completes the accommodation.

A particular feature of this apartment is the fantastic wraparound garden and generous sun terrace, offering exceptional outdoor space rarely found with properties of this type. In addition, there is a single garage within a block and off-street parking.



We believe this represents a rare opportunity to acquire a spacious, characterful apartment in central Lyndhurst, with private gardens and level access to all village amenities. Inspection is highly recommended, and the property offers an excellent alternative to a traditional cottage.



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 941 SQ FT / 87.4 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©  
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