



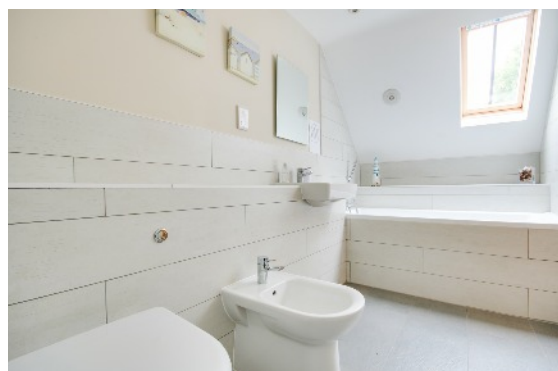
Oakside

*2 Heathcote Mews, St Thomas Park, Lymington, SO41 9NF*

SPENCERS  
COASTAL







## The Property

A contemporary two double bedroom freehold mews style property built in 2012 with private parking situated in the heart of Lymington. This charming property offers well-planned living space to the first floor to include a kitchen, dining and living area and double bedroom with ensuite. To the second floor, there is a further vaulted ceiling bedroom and a well-appointed ensuite bathroom. The property is designed to a high standard and is currently run as a successful holiday let.

A covered stairwell leads to the front door. The entrance hall with stairs rising to the first floor benefits from some under stair storage. A door leads through to the light and airy open plan kitchen/dining/living room with double height windows and leafy views to the front.

The kitchen is fitted with a range of floor and wall mounted units with stone worktops over, Bosch electric oven with hob and extractor fan above, integral fridge/freezer and dishwasher, space and plumbing for washing machine, LED under cupboard down lighting and a window to the rear aspect. Bedroom 2, is located on this floor, offers spacious accommodation with a fitted double wardrobe and a contemporary styled en-suite shower room.

As you venture up the stairs to the top floor, you'll be greeted by a useful landing area. From here, a door leads you to Bedroom 1. This large double bedroom is a true retreat, beautifully lit by Velux windows set within a vaulted ceiling, creating a sense of openness and tranquillity. The en-suite bathroom attached to this bedroom is thoughtfully designed, offering modern amenities.

## Grounds & Gardens

The property benefits from an allocated covered parking space.

## Services

Energy Performance Rating: C Current 80 Potential 80

Council Tax Band: TBC

All mains services connected

**£525,000**

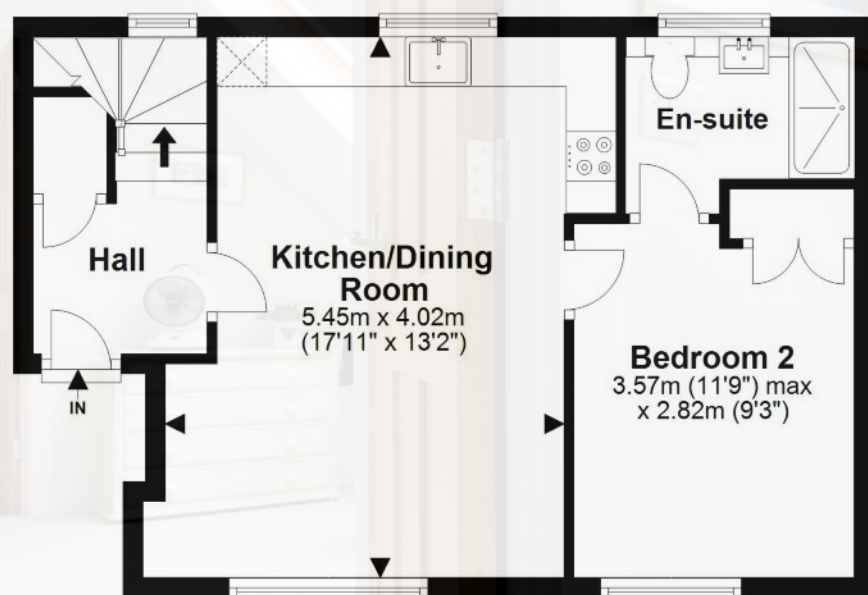




## FLOOR PLAN

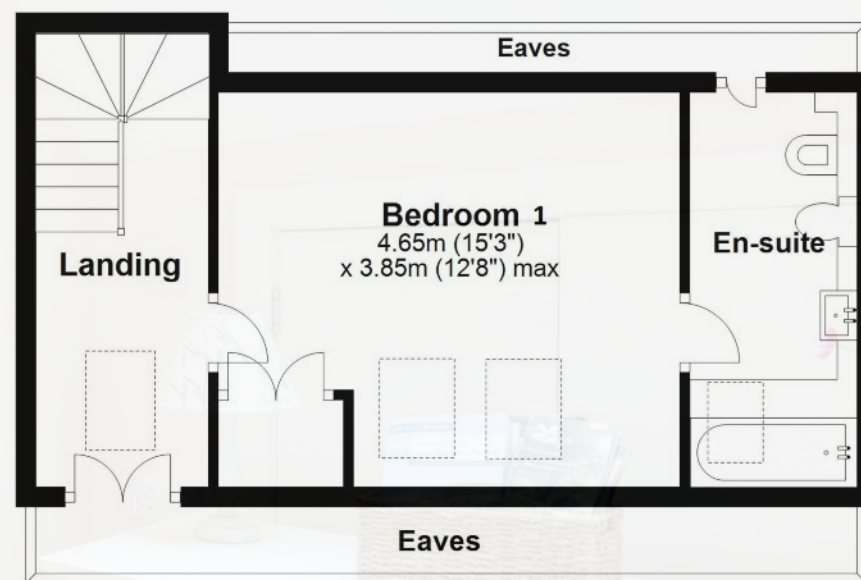
### First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



### Second Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



Total area: approx. 75.6 sq. metres (814.2 sq. feet)

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



## The Situation

This property is immediately behind the high street and hidden from view, with private parking for one car. All the amenities of the Georgian market town, including doctor's surgery and chemist, library, church and community centre are close by. The beautiful town of Lymington, with its cosmopolitan shopping and picturesque harbour, has two large deep water marinas and yachting and sailing clubs, for which the town has gained its status as a world renowned sailing resort. There is also an open-air seawater bath, built in 1833 within walking distance. Lymington also 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.

## 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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