



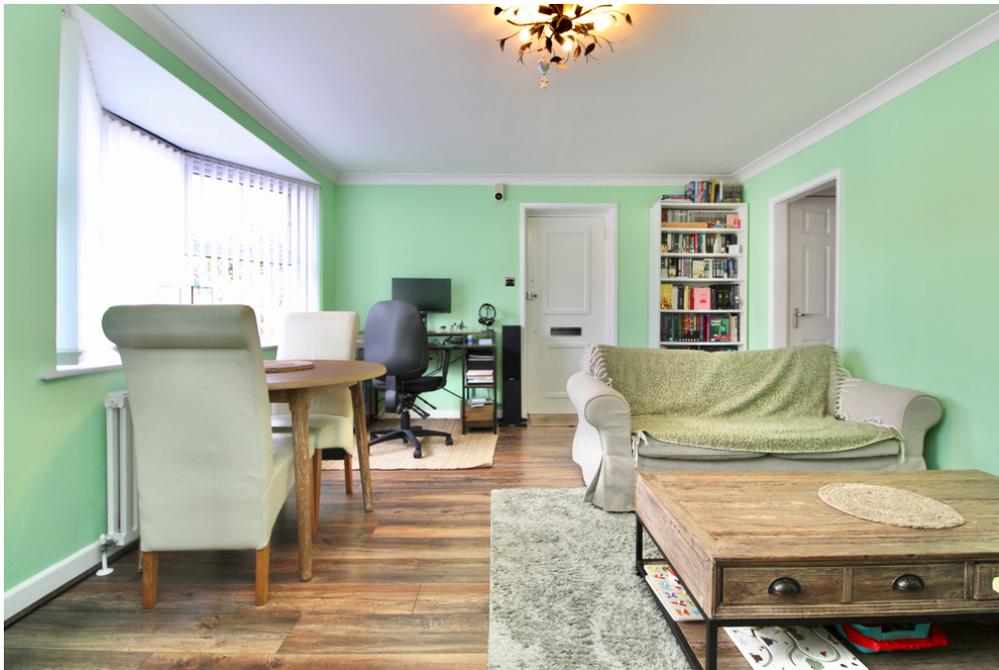
FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

6 Grosvenor Mews

Lymington • SO41 9JY



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This charming ground floor apartment is perfectly positioned within walking distance of Lymington High Street. There are two double bedrooms, a versatile living/dining room, a well-appointed kitchen and a family bathroom, with the benefit of a garage in a nearby block and well maintained communal gardens.



2



1



£295,000

Key Features

- Kitchen
- Two double bedrooms
- Garage in nearby block
- Located within walking distance of Lymington High Street and local amenities
- Light and airy, well presented accommodation
- Living/dining room
- Family bathroom
- Well maintained communal gardens
- Visitors parking available
- EPC Rating: C



Description

This charming two double bedroom ground floor apartment is perfectly positioned within walking distance of Lymington High Street and a host of local amenities. Boasting a versatile living/dining room, a well-appointed kitchen, and a family bathroom, this property offers comfortable and convenient living with the added benefit of a garage in a nearby block with visitors parking available. Set within a well-maintained communal garden, this flat provides both a peaceful retreat and easy access to the vibrant town centre.

Communal front door leading into the communal hallway and front door leading into the apartment. The living/dining room is a key feature of the property, providing a spacious area with plenty of natural light with large windows. This versatile space lends itself perfectly to relaxing evenings, entertaining guests, or enjoying family meals, with ample room for both lounging and dining furniture.

The kitchen is neatly fitted with a range of contemporary units, offering ample work surface space and incorporating a single bowl sink with drainer and mixer tap. There is a built-in electric oven with an electric hob and extractor hood over, along with space for a tall fridge freezer. A washing machine, tumble dryer, and dishwasher are all installed. A window to the front aspect provides natural light.

Both bedrooms are generous doubles, offering comfortable accommodation that can adapt to various lifestyle needs. Whether used as restful sleeping quarters, a home office, or creative space, these rooms provide flexibility and comfort, both with window to the rear aspect. The family bathroom comprises of a modern suite with a panelled bath unit with mixer shower over, heated towel rail, wash

hand basin, WC, and range of built-in vanity storage cupboards.

Externally, residents benefit from well-maintained communal gardens, perfect for enjoying some outdoor relaxation. Additionally, a garage located in a nearby block offers valuable parking and storage space, a rare and convenient feature in this popular town centre location. There is also visitors parking available.

Tenure: Share of Freehold

Lease: 999 years from 12th June 1970 (944 years remaining)

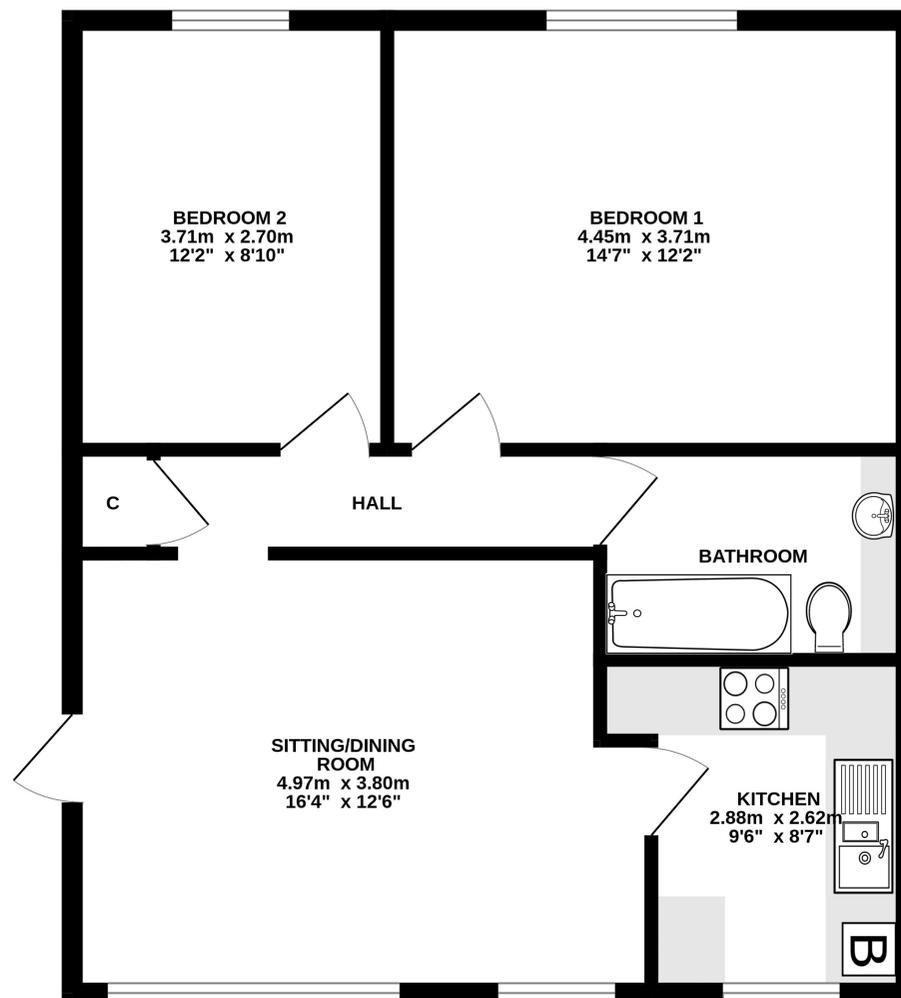
Ground Rent: N/A

Service Charge: £1,400 per annum (spread over 4 quarterly payments of £350) To include maintenance of the car park, communal gardens, communal hallways and staircases and external guttering etc.

The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and 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 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.

Floor Plan

6 GROSVENOR MEWS
60.2 sq.m. (648 sq.ft.) approx.



TOTAL FLOOR AREA : 60.2 sq.m. (648 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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