



TOP FLOOR FLAT, 1 HIGH STREET • LYMINGTON • SO41 9AA

£365,000

One bed spacious second floor character apartment with views over rooftops, up the High Street and along Lymington River. Offered for sale with no forward chain this charming apartment would make an ideal second home or holiday let investment.



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

SECOND FLOOR 66.9 sq.m. (720 sq.ft.) approx.



TOTAL FLOOR AREA : 66.9 sq.m. (720 sq.ft.) approx.
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Property Specification

Sitting room with bay window and feature fireplace

Master bedroom with built-in wardrobe and cupboard

Top floor flat

Views over rooftops, High Street and Lymington River

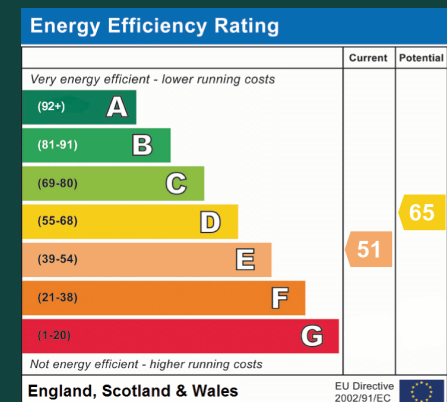
Character features

Gas fired central heating

Currently a successful holiday let

Ideal second home or investment

Perfectly located on Lymington High Street



Description

A unique opportunity to purchase a spacious one bedroom top floor flat affording views from every window, up the High Street and along Lymington River. This charming character apartment is located at the bottom of Lymington High Street, in a most convenient location, within easy walking distance of all shops and amenities in the town.

Communal front door on the ground floor next to the entrance to the Henri Lloyd clothing shop. Communal staircase leading up to the first and second floors. Second floor private front door leading into the apartment. Entrance hall with cupboard housing the boiler and window overlooking rooftops to the rear aspect towards Lymington River. Good size sitting room with a feature fireplace, and sash bay windows to the front aspect affording views up the High Street, along Gosport Street and down Quay Hill. Large double bedroom with a built-in double wardrobe and eaves storage cupboard and a sash window to the side aspect overlooking Captains Row with views towards Lymington River beyond. Kitchen with range of floor mounted units with worktop over, integral electric hob with tiled splashbacks and built-in electric oven under, space for under counter fridge and space and plumbing for dishwasher, sash window to the side aspect overlooking Captains Row towards Lymington River. Bathroom with white suite comprising a panelled bath unit with mixer tap and

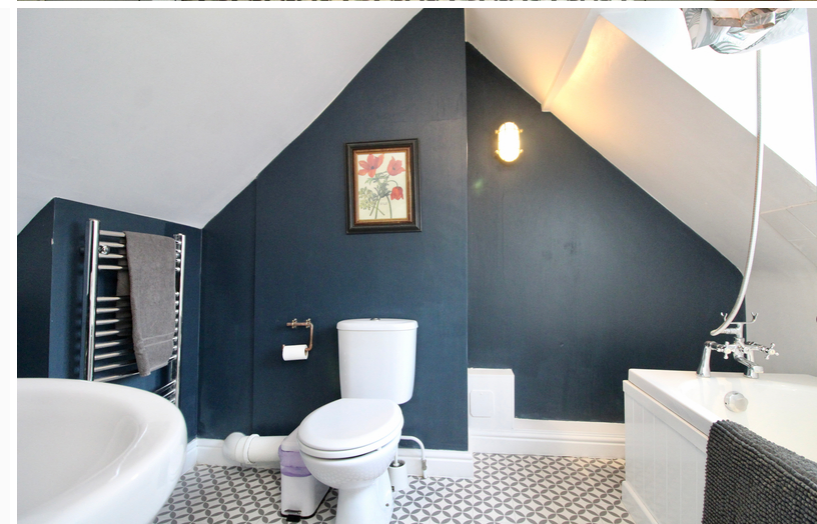
mixer shower with shower curtain surround and part tiled walls, low level WC, pedestal wash hand basin with mixer tap, heated chrome towel rail, sash window to the side aspect.

The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, 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.

This well presented and spacious apartment offers many unique features and would make an ideal second home or holiday let investment.

Tenure: Leasehold Term: 991 years left from 2023

Maintenance: Split 4 ways with others in the building. £75 per month
Airbnb holiday lets currently achieve approximately £30,000 per annum





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

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