



Figg Place

70a High Street, Lymington, SO41 9AL



SPENCERS





A stylish and characterful Grade II listed three-bedroom maisonette, ideally located in the heart of Lymington High Street.

The Property

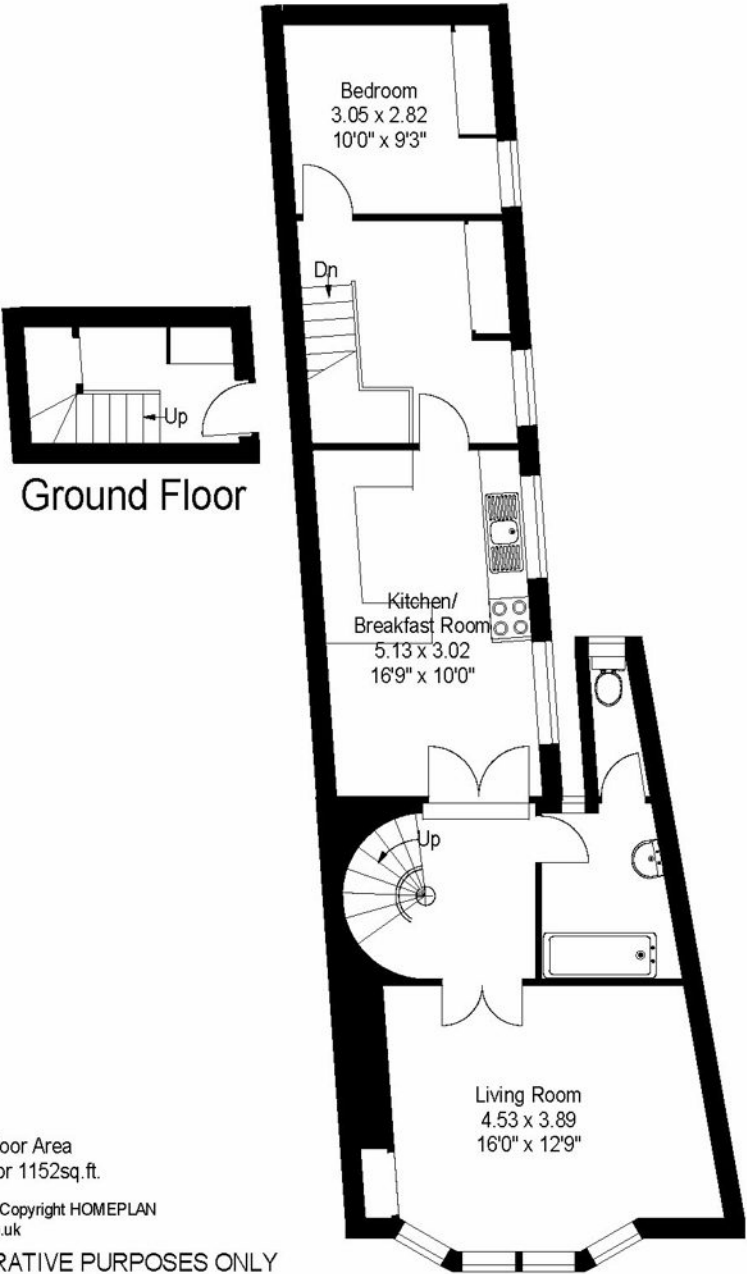
Upon entering the historic alleyway, the front door is located on the left. Inside, there is generous space for coats, boots, and umbrellas, along with ample storage and a staircase leading to a spacious first-floor landing. This landing features a window overlooking the alley and a selection of built-in cupboards. From here, bedroom three can be accessed, offering an east-facing window and fitted storage.

The kitchen/dining room is well-designed, featuring twin windows, a range of fitted units and worktops, and space for a washing machine, fridge freezer, and cooker. There's also ample room for a dining table and chairs. An inner hallway leads to a fully fitted white bathroom suite, a separate cloakroom, and the original winding Georgian staircase.

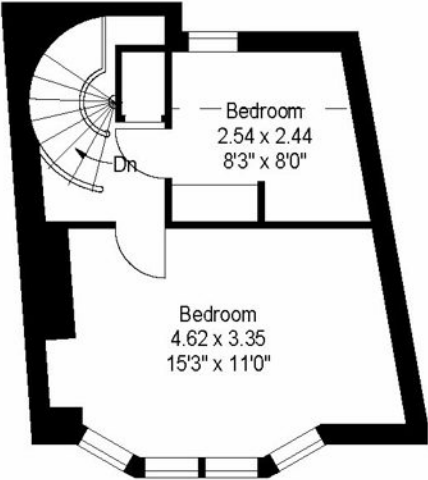
£399,950



FLOOR PLAN



Ground Floor



First Floor



Second Floor

Approximate
Gross Internal Floor Area
Total: 107sq.m. or 1152sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



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Set across two floors, this delightful home boasts impressive views of the bustling High Street, a well-appointed kitchen with dining area, a separate living room, and three spacious bedrooms.

The Property continued . . .

The standout feature of the home is the south-facing lounge, filled with natural sunlight and offering lovely views of the High Street. This room also includes a built-in glass display unit. The large primary bedroom sits above, showcasing a wide south-facing bay window. Adjacent is bedroom two, another double bedroom.

Directions

From our office head West up the high street. After a hundred yards there is a passageway on the right adjacent to 'Suitably Shod' shoe shop. The private front door to the maisonette can be found on the left hand side.



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Offering flexibility and charm, it's an ideal choice for a second home, a buy-to-let investment, or a conveniently located private residence.

Situation

Situated on Lymington's bustling high street and a short walk from the Station, Town Quay, deep water Marinas and Yacht Clubs. Lymington is famed for being a world renowned sailing location being situated on the river leading to The Solent and Isle of Wight. The Georgian market town 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 giving access to London. There is a rail branch line link to Brockenhurst main line Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.





Services

Tenure: Leasehold

Lease Term: From 5th January 1981 to 24th June 2099, 74 years remaining. The freeholder has mentioned he will extend for 90 years.

Annual Service Charge: Not applicable

Annual Ground Rent: £75.00

Council Tax - A

EPC - Not applicable, Grade II Listed

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, , water and drainage

Heating: Gas central heating

Broadband: Mobile - via 5G network to provide internet to the property, ADSL Copper-based phone landline. Superfast broadband speeds of up to 1000 mbps are available at this property.

Pets: Yes

AST's & Holiday Lets: With freeholders permission

Conservation Area: Lymington

Parking: No parking

Important Information

Spencers 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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