



**FELLS GULLIVER**  
PROPERTY EXPERTS  
*Est. 1988*

**The Old Alarm**  
Flat 1 Quay Hill • Lymington • SO41 3AR



Est.1988

# The Old Alarm

Flat 1 Quay Hill • Lymington • SO41 3AR

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Stunning Grade II Listed two double bedroom character apartment with balcony. The property has been refurbished throughout and forms part of The Old Alarm. This landmark building positioned on the cobbled Quay Hill, currently used as a successful and highly profitable holiday let, would also make a lovely second home and could be enjoyed straight away with the option to buy it as seen.



2



1



£400,000

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## Key Features

- Beautiful location on Quay Hill
- Stunning characterful interior
- Moments from the Quay and High Street
- Walking distance to train station and Marina and sea wall
- Grade II Listed building with views over Quay Hill
- Currently a profitable holiday let business
- Open plan kitchen reception
- Can be sold with everything needed to continue as a holiday let
- Offered for sale with no forward chain

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# Description

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Perfectly located Grade II Listed two bedroom first floor apartment within the iconic Old Alarm. This charming property is offered chain free, has been refurbished to an exceptional standard and boasts many character features alongside high-end fixtures and fittings.

The accommodation comprises: spacious open plan kitchen/sitting room with feature period fireplace, ample space for a dining table, and attractive views over rooftops and down the beautiful cobbled Quay Hill. The sizable kitchen has a gas hob, oven with grill, dishwasher, washer/dryer, fridge with freezer compartment and a wonderful reclaimed breakfast bar. The master bedroom has an attractive feature period fireplace, storage cupboard, and a balcony with space for a table and chairs. The second double bedroom has a feature fireplace and an attractive outlook down the cobbles towards the Quay. The modern part tiled bathroom has a large shower, WC and wash basin, in-keeping with the period style of the property.

The building is one of the oldest by the Quay dating from around 1680 and is packed full of original features such as exposed brick and decorative original fireplaces. The property has been completely refurbished to make the most of the character of the building and location. This unique property is

positioned right in the middle of Lymington's cobbled Quay Hill, 30 seconds to the Quay and the same to the bottom of Lymington's Georgian High Street. Ideally located for easy access to Lymington's artisan eateries, traditional pubs, train station, fresh sea air and the beautiful New Forest National Park.

By separate negotiation the property can be sold with everything needed to take over a successful holiday business or perfect lock up and leave second home, to include all fixtures, fittings and furnishings that have been carefully chosen and sourced with a selection of modern and vintage high quality items.

Term: Leasehold

Lease: 250 years from 2021

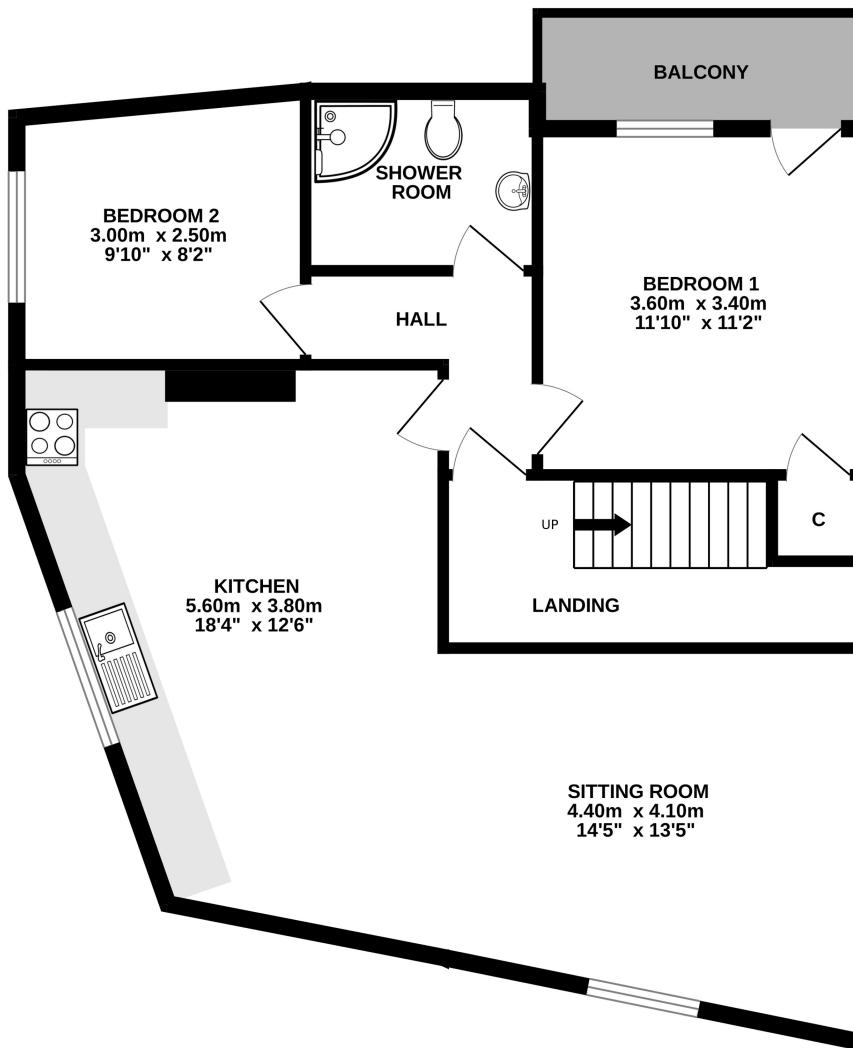
Buildings Insurance: £1,183.88 per annum (split between the 3 flats in The Old Alarm). 1/3 share = £394.63 per annum

Pets Allowed: No

Short Term Let/Airbnb allowed: Yes

# Floor Plan

1 THE OLD ALARM  
65.1 sq.m. (701 sq.ft.) approx.



TOTAL FLOOR AREA : 65.1 sq.m. (701 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ  
T: 01590 671711 E: [lymington@fellsgulliver.com](mailto:lymington@fellsgulliver.com)



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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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