



Flat 1

73 High Street, Lymington, SO41 9AL



SPENCERS





A Unique Slice of History in the Heart of Lymington!
Set within the tallest building in Lymington, these
stunning Grade II listed one- and two-bedroom
apartments have been beautifully refurbished to an
exceptional standard, blending timeless character with
modern luxury. Each apartment comes with its own
private parking space.

The Property

Step through the grand communal entrance, where herringbone-effect flooring and an original wooden balustrade set the tone for the charm and elegance found throughout the building. Inside the apartments, period features have been thoughtfully preserved and enhanced, offering a unique living space rich in history and personality. With spacious proportions, stylish finishes, and an abundance of natural light, these homes are ideal for those seeking something truly special—whether as a full-time residence, holiday retreat, or investment opportunity.

Step into the magnificent open-plan kitchen, dining, and living area, where soaring ceilings and three grand bay windows—complete with original shutters—flood the space with natural light. A wooden floor and feature fireplace add warmth and timeless elegance, creating an inviting and versatile living space. The stylish kitchen boasts a generous island with ample worktop space and high-spec integrated appliances, including a Miele electric oven and induction hob, dishwasher, undercounter fridge, and a separate wine fridge—ideal for both everyday living and entertaining. There is a further utility room containing a built in freezer and washing machine space. The double bedroom is equally impressive, with soft carpeting, a pretty period fireplace, and a sash window with views to the rear. It also benefits from a modern en-suite bathroom, featuring a sleek vanity unit and a shower over the bath. A separate utility cupboard in the hallway houses the water tank and consumer unit, and provides plumbing for a washing machine, ensuring convenience is never compromised. With its careful blend of historic details and contemporary finishes, this one-of-a-kind apartment offers a unique lifestyle in the heart of one of the South Coast's most desirable towns.

£325,000



FLOOR PLAN

First Floor

Approx Gross Internal Area
73.7 sqm / 792.8 sqft

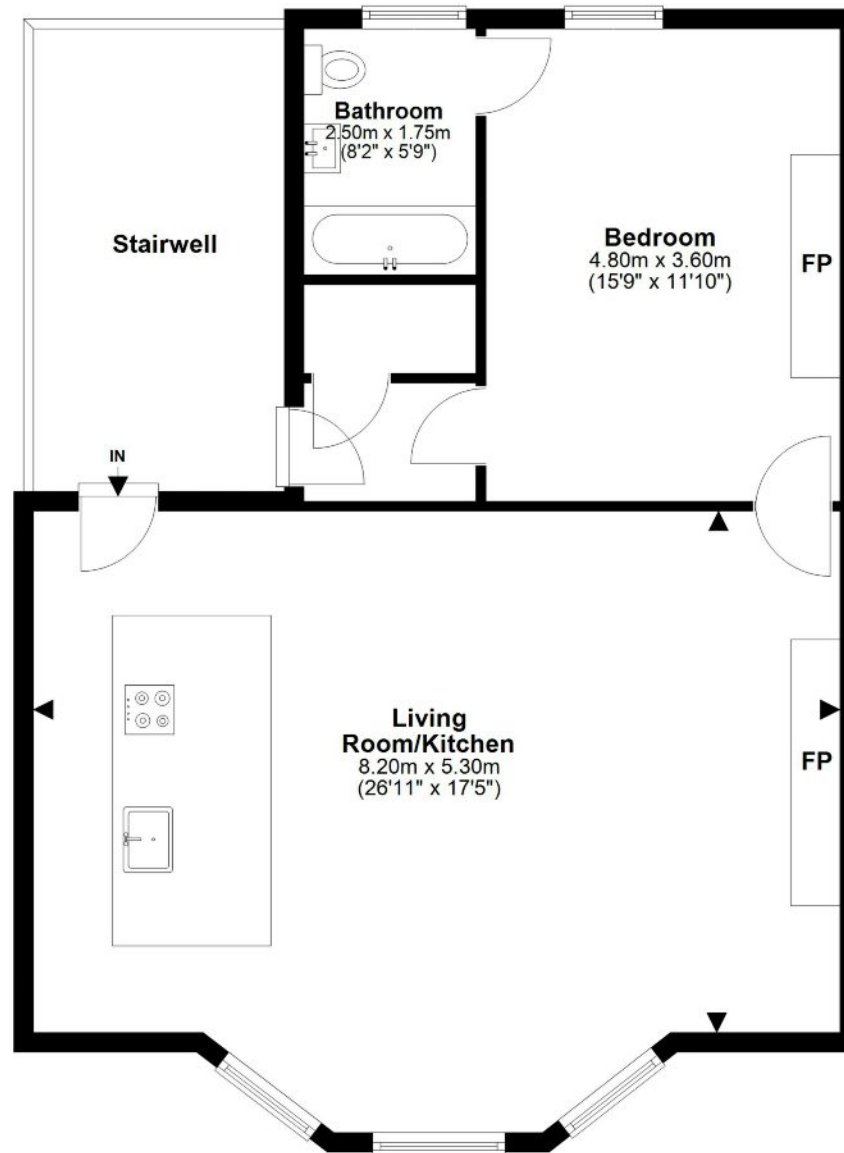


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



The Situation

This exceptional apartment has an unrivalled location and is the highest residential property in Lymington, surpassed only by the church spire just to the east. As one would expect, the views from the apartment are breath-taking which when combined with its highly convenient location on Lymington High street provide both a sense of space and proximity to amenities that are difficult to match. Lymington is a thriving market town ideally positioned between the coast and the open spaces of the New Forest. There are excellent sailing facilities in the town as well as a range of chain and independent stores alongside some excellent restaurants and coffee shops. Communications are excellent and there is a railway station connecting to Brockenhurst from which there are regular services to London Waterloo.

Services

Tenure: Leasehold

Council Tax: New Build (not yet known)

Energy Performance Rating: Not applicable Grade II Listed

Lease Term: 250 years

Annual Service Charge: Approximately £1,000 per annum

Annual Ground Rent: £0

Pets: Yes

Are Holiday Lets / AST's Permitted: Yes

Property Construction: Brick and timber

Heating: Electric

Utility Supplies: Mains electric, water & drainage. No gas supply.

Broadband: Ultrafast broadband with download speeds of up to 1000mbps available at this property (ofcom)

Conservation Area: Lymington

Electrical Vehicle (EV) Charging Point: Yes

Parking: Private driveway, communal parking - x1 allocated space

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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