



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

Flat 4, 1 High Street

Lymington • SO41 9AA



Flat 4, 1 High Street

Lymington • SO41 9AA

Offered chain free, a unique opportunity to purchase a particularly spacious one/two bedroom first floor character apartment with its own good size private garden and outbuildings, ripe for redevelopment (STPP). This rarely available Grade II Listed property offers potential for updating, modernising and reconfiguring and is located on Lymington High Street, with shops and amenities on the doorstep and a few minutes walk from the bus and train station and Lymington Quay and Marinas.



2



1



£400,000

Key Features

- Large kitchen/dining room with exposed beams (requiring a new kitchen to be installed) and could be configured into a kitchen/second bedroom)
- Bathroom - requiring upgrading
- Two storey outbuilding, with scope for redevelopment (STPP) and hidden away "Bothy" with power, ideal for use as a studio/workshop
- Located on Lymington High Street, close to shops and amenities
- EPC Rating:E & Council Tax Band:D
- Large sitting room with high ceiling, parquet flooring, feature fireplace and beautiful large windows
- Double bedroom
- South facing mature private garden which would benefit from landscaping
- Spacious and generously proportioned one/two bedroom apartment
- Offered for sale with no forward chain



Description

Located at the bottom of Lymington High Street and offered for sale with no forward chain, this one/two bedroom Grade II Listed first floor character apartment has the advantage of its own private south facing mature garden with outbuildings, ripe for redevelopment (STPP). This unique apartment is very spacious and benefits from many character features, high ceilings, original beams, a floor to ceiling Georgian garden window and a south facing private walled garden with outbuildings. The property has been decorated to a high standard, has been re-wired and has a modern gas fired central heating boiler. The property offers potential for reconfiguration and updating and will require a new kitchen to be fitted and the bathroom upgrading.

Front door from High Street level into the communal entrance hall. Stairs rising to first floor landing. Personal front door to flat leading into the large entrance hall. Door to the right into double bedroom with a built-in single wardrobe, cupboard and a window to the side aspect. Door from entrance hall leading into the vast sitting room. This room is the main feature of this property and has an air of grandeur, with a high ceiling, parquet flooring, large floor to ceiling Georgian window overlooking the south facing rear garden. There is a feature fireplace with inset woodburner and two large arched windows either side, to the side aspect. There is also a door leading into the kitchen/dining room. From the main entrance hall, there is an inner hallway leading down to the bathroom, which would benefit from updating. It currently has a panelled bath, WC, pedestal hand basin, airing cupboard and window to the side aspect. Door from inner hall into the kitchen/dining room, which again is a substantial room with three feature windows to the side aspect and a roof light. The main feature of this room are the exposed beams and there is a corner fireplace and internal window.

This is a versatile room and as such, could be configured as a kitchen/diner or a kitchen/second bedroom. Door leading back through to the sitting room and rear door leading out to the porch, where the wall mounted modern gas fired central heating boiler is located and there are sliding doors leading out to the rear garden.

The unusual and mature private walled rear garden is delightful and enjoys a sunny southerly aspect. There is a brick built two storey outhouse which could be redeveloped and refurbished (subject to planning permission) and there is also a "Bothy" hidden away, with power, ideal for use as a studio or workshop.

Tenure: Leasehold

Lease: 990 years remaining (from 2025)

Service & Maintenance Charges: £75 per month sinking fund contribution

Ground Rent: Peppercorn

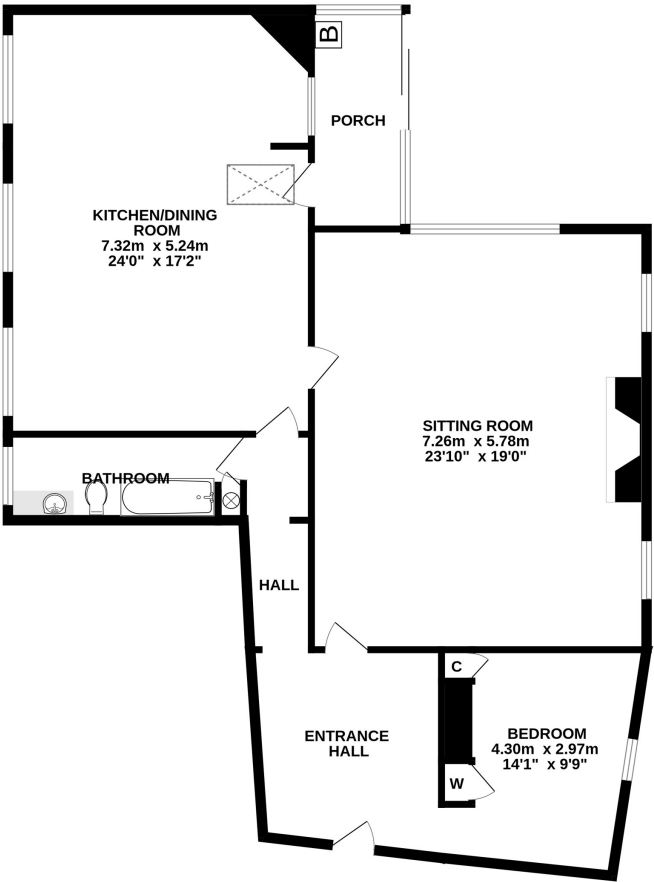
Short Term Let/Airbnb allowed: Yes

Pets allowed: Yes

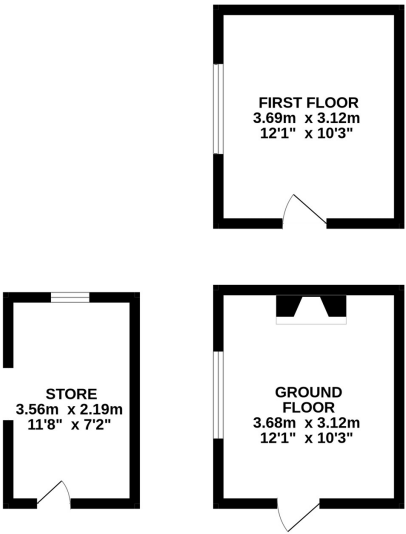
This rarely available characterful property is on the doorstep of all the conveniences that the Georgian market town of Lymington has to offer with its array of boutique shops, restaurants, Quay, train station with links to London Waterloo and supermarkets.

Floor Plan

FIRST FLOOR
117.4 sq.m. (1263 sq.ft.) approx.



OUTBUILDINGS
30.2 sq.m. (325 sq.ft.) approx.



FLAT 4, 1 HIGH STREET
TOTAL FLOOR AREA : 147.6 sq.m. (1588 sq.ft.) approx.
Made with Metropix ©2025



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

For more information or to arrange a viewing please contact
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ
T: 01590 671711 E: lymington@fells-gulliver.com



Est.1988



www.fellsgulliver.com

Fells Gulliver • 125 High Street • Lymington • SO41 9AQ • T: 01590 671711 • E: lymington@fellsgulliver.com



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988