



129A HIGH STREET • LYMINGTON • SO41 9AQ

£350,000

Located on Lymington High Street, this recently renovated two double bedroom maisonette offers spacious accommodation and benefits from character features and is offered for sale with no forward chain. This charming property would make an ideal second home or investment and a viewing is highly recommended.



FELLS GULLIVER

PROPERTY EXPERTS

BASEMENT
2.7 sq.m. (29 sq.ft.) approx.

GROUND FLOOR
64.6 sq.m. (696 sq.ft.) approx.

1ST FLOOR
23.0 sq.m. (247 sq.ft.) approx.



TOTAL FLOOR AREA : 90.3 sq.m. (972 sq.ft.) approx.
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Property Specification



- Large kitchen/diner with built-in appliances
- Cosy sitting room
- Master bedroom with en-suite bathroom
- Shower room
- Double bedroom two with feature fireplace
- Ideal second home/Airbnb potential
- Character features throughout
- Conveniently located on Lymington High Street close to shops and local amenities
- Recently renovated with new carpets

Description

Private front door at High Street level with stairs rising to the first floor landing. Door to the left into the spacious kitchen/dining room. This light and airy room affords ample space for a large dining table and chairs. The kitchen has been recently re-fitted with a comprehensive range of modern floor and wall mounted cupboard and drawer units with curved edges, worktop over, splashbacks, inset one and a half bowl single drainer sink unit with mixer tap over. Built-in appliances including eye level electric oven and microwave/grill, dishwasher, washing machine, tall fridge freezer, inset five ring gas hob with extractor hood over, cupboard housing wall mounted gas fired central heating boiler, windows to the side and rear aspect, wooden floor. Hatch with pull down ladder giving access to the spacious loft. Landing has a useful pull down hanging wooden airer, ideal for drying washing and there is a full height storage cupboard and stairs rising to the second floor. Cosy sitting room with feature fireplace and two windows to the front aspect overlooking the High Street. Good size shower room with large shower cubicle with sliding door and shower with rainfall shower head and hand-held attachment, wash hand basin with mixer tap, w.c., heated chrome towel rail, two obscure windows to the rear aspect, underfloor heating. Double bedroom two with feature wrought

iron fireplace and triangular window to the front aspect. Second floor large master bedroom with storage area and feature triangular shaped windows to the front aspect. The en-suite bathroom is currently being fitted with a brand new suite and has a feature triangular shaped window to the front aspect.

Term: Leasehold

Lease: 125 years from 1986 (to be confirmed - seller making enquiries regarding lease extension)

Ground Rent: £50 per annum

Service Charge & Maintenance: Nil

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.





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