



Top Flat 43 High Street *Lyngton, SO41 9AG*

SPENCERS
COASTAL





A beautifully presented and generous size two bedroom top floor apartment conveniently located on the High Street with some views of the Isle of Wight.

The Property

Accessed from Ashley Lane, the property features a side gate leading to the entrance. Outside the front door of the apartment is ample space for storing belongings such as bikes and outdoor equipment. Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of this delightful home.

At the rear of the flat, you'll find the spacious main bedroom, boasting a sash window that provides glimpses of the sea. Adjacent is the second bedroom, also generously sized, with a sash window overlooking the quaint Ashley Lane.

£365,000



Top Floor

Approx. 92.9 sq. metres (1000.2 sq. feet)

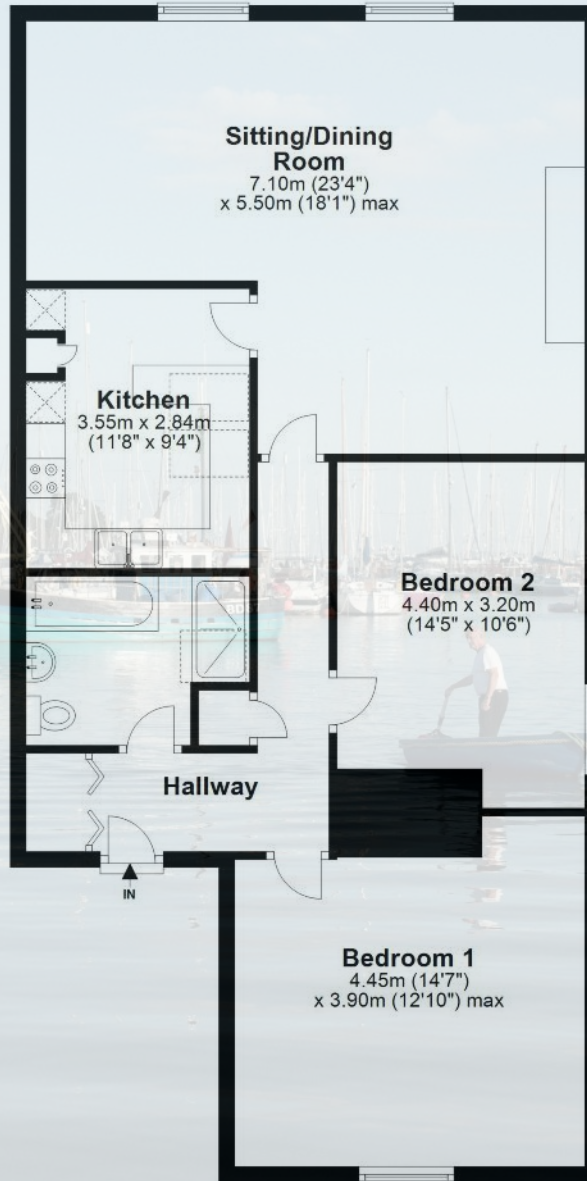


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



With its prime location, stunning views, and thoughtfully designed interior, this top-floor apartment would make an exceptional second home, or holiday let.

The Property continued . . .

The heart of the apartment lies at the front, where a large, open-plan sitting and dining area awaits. The sitting room is enhanced by a cozy fireplace with an electric log burner, flanked by two sash windows that offer lovely views of the High Street, filling the space with natural light.



Situation

Situated on the south side of the high street moments from the famous “cobbles” in Lymington and is 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.



Directions

From our office in the high street, turn left and proceed along the main street for around a 100 metres, cross over to the south side of the High street and take a right onto Ashley Lane. The side gate will be located on the right side of Ashley lane behind the Grape Tree Food Store shop.

Services

The owners currently rent a parking space which may available to new owners by separate negotiation (PRICE TBC)

Energy Performance Rating: E Current: 52 Potential: 59

Council Tax Band: A

All Mains Services Connected

Leasehold

Lease: 70 years left but lease will be extended to 99 years once buyer secured

Ground Rent: None

Maintenance: None

Pets: Yes





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Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Points of interest

Waitrose Lymington	0.4 miles
Lymington Quay	0.4 miles
Priestlands Secondary School	0.9 miles
Walhampton (Private School)	1.3 miles
Brockenhurst Golf Club	4.5 miles
Brockenhurst Train Station	4.7 miles
Brockenhurst Tertiary College	5.0 miles

Important Information

Spencers of The New Forest 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.



LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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