



FOXGLOVE • 12B HIGH STREET • LYMINGTON • SO41 9AA

£485,000

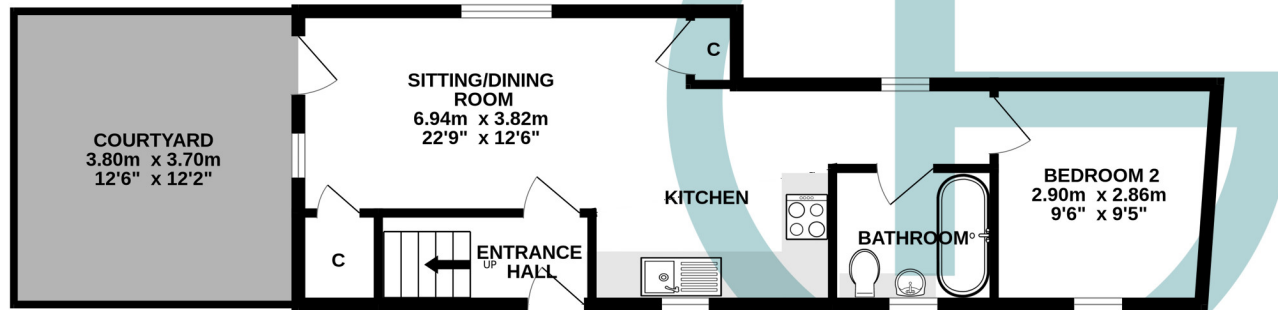
A rare opportunity to purchase a recently built two bedroom mews style house with the benefit of a courtyard garden and being centrally located just behind Lymington High Street. Offered with no forward chain. Ideal second home/investment.



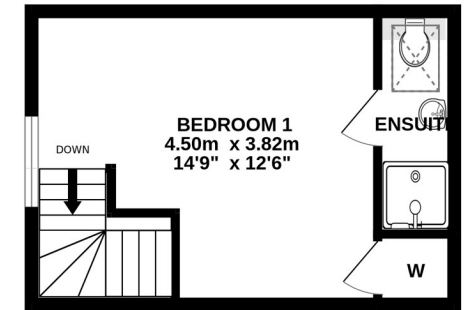
FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
39.3 sq.m. (423 sq.ft.) approx.



1ST FLOOR
21.0 sq.m. (226 sq.ft.) approx.



FELLS GULLIVER
TOTAL FLOOR AREA : 60.3 sq.m. (649 sq.ft.) approx.
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PROPERTY EXPERTS

Property Specification



- Two bedrooms
- En-suite shower
- Open plan kitchen/dining/living room
- Bathroom
- Courtyard garden
- Conveniently tucked away just behind Lymington High Street
- Ideal second home or holiday let investment opportunity
- No forward chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		95
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Accessed through a pedestrian wooden gate on Lymington High Street with security code. Couple of steps leading up to the alleyway leading to the property. Outside lights either side of front door, metal postbox. Wood and glazed front door leading into the entrance hall with stairs rising to the first floor. Feature flagstone flooring throughout the ground floor accommodation and inset ceiling spotlights throughout. Living area to the left hand side with window to the rear aspect and glazed door leading out to the rear courtyard garden, understairs storage cupboard, radiator. Space for table and chairs, obscure window to the side, radiator. Full height cupboard housing wall mounted boiler and provides space for Hoover/broom storage. Kitchen with range of matt front cupboards and drawer units with worktop and splashbacks above, inset one and a half bowl sink unit with mixer tap over, space for under counter fridge/freezer, integral slimline dishwasher, integral washer/dryer. NEFF electric oven with induction hob and extractor over, part obscure window to the side aspect. Door into the bathroom with tiled bath with hand held mixer shower attachment, low level WC with enclosed cistern, wall mounted wash hand basin with mixer tap and long shelf above, low level WC, heated towel rail, obscure window to

the side aspect, fully tiled. Bedroom two with obscure window to the side aspect and radiator. From the entrance hall, carpeted stairs with spindle ballustrade lead up to the master bedroom with large feature window to the rear aspect, built-in storage cupboard. Door into the en-suite shower room, with large fully tiled shower cubicle with glass door, rainfall shower head and separate wall mounted hand held shower attachment. Wash hand basin with mixer tap over and light-up mirror over and vanity unit under, low level WC with enclosed cistern and built-in shelving above, obscure velux roof light, heated towel rail, tiled floor.

Outside the courtyard garden is accessed from the living room door, is walled with feature wrought iron railings above, outside security light, is paved and of a southerly sunny aspect.

This charming property would make an ideal holiday let, second home or investment, being close to 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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