



6 HAMILTON MEWS, GOSPORT STREET • LYMINGTON • SO41 9BG O.I.E.O. £400,000

This beautifully refurbished three bedroom, three storey townhouse offers versatile accommodation and benefits from a balcony, recently installed gas central heating, secure garage parking and is offered for sale with no forward chain.



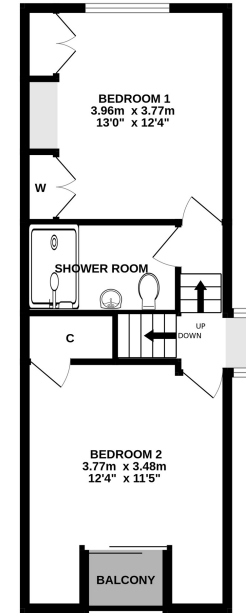
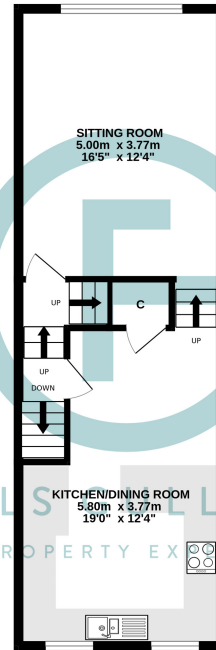
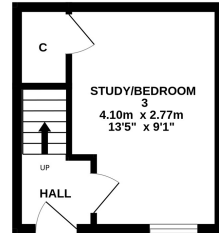
FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
15.4 sq.m. (165 sq.ft.) approx.

1ST FLOOR
44.2 sq.m. (475 sq.ft.) approx.

2ND FLOOR
40.6 sq.m. (437 sq.ft.) approx.



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FLOOR PLAN CREATED BY FELLS GULLIVER PROPERTY EXPERTS

TOTAL FLOOR AREA: 100.1 sq.m. (1078 sq.ft.) approx.

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Property Specification



- Ground floor study/bedroom three
- First floor kitchen/diner and separate sitting room with large picture window
- Second floor master bedroom with built-in wardrobes
- Second floor double bedroom two with sliding doors out to balcony with views along Gosport Street
- Second floor shower room
- Secure allocated garage parking
- Recently refurbished throughout to include newly installed gas fired central heating
- Offered for sale with no forward chain
- Conveniently located close to High Street shops and all local amenities
- Would make an ideal buy to let investment or second home

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(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

An immaculately presented three bedroom semi-detached townhouse located just off Lymington High Street, close to shops and all local amenities. This property offers spacious and versatile accommodation with the benefit of a balcony, secure garage parking and offered for sale chain free.

From street level, front door leading into the entrance hall with stairs rising to the first floor landing. Door into the ground floor study/bedroom with built-in storage cupboard and window to the front aspect with white wooden shutters.

First floor landing with stairs then rising to the second floor. Door leading into the open plan kitchen/dining room and door into the sitting room. Kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units offering lots of worktop space, inset one and a half bowl single drainer sink unit with mixer tap and tiled splashbacks, space and plumbing for washing machine and dishwasher, built-in electric oven with electric ceramic hob and extractor fan over, feature ceiling hung storage with hooks for pots and pans, cupboard housing wall mounted gas fired central heating boiler, two windows to the front aspect, additional built-in full height storage cupboard, space for dining table and chairs, few steps up to half height landing with window to the side aspect, then leading through to the good size sitting room large sliding window to the rear aspect and door leading back through to the staircase.

Second floor landing with feature bay window to the side aspect, few steps leading up to the master bedroom which has two built-wardrobes and drawer units and window to the rear aspect. Shower room which comprises a large walk in shower with rainfall shower head, wall hung wash hand basin with mixer tap, low level w.c., chrome heated towel rail, mirror fronted built-in vanity storage cupboards, fully tiled walls and floor. Double bedroom two with large built-in storage cupboard and sliding doors leading out to the partially enclosed balcony affording attractive elevated views towards Walhampton and views along Gosport Street.

Outside, there is a small brick paved area to the front of the property, which is enclosed by iron railings and there is one secure undercover allocated parking space per property at Hamilton Mews which is accessed via an electronically controlled garage door. There is an additional secure caged storage area to the rear of the parking space, ideal for bikes etc. There is also a communal bin store and visitor parking for four cars.

Lease: 999 years from 1983, with equal Share of the Freehold

Annual service charge & maintenance: £900 (to include communal gardening and cleaning, buildings insurance and maintenance, garage lighting).





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

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