



SOLENT MEWS • FLAT 3 HIGH STREET • LYMINGTON • SO41 9AF

£350,000

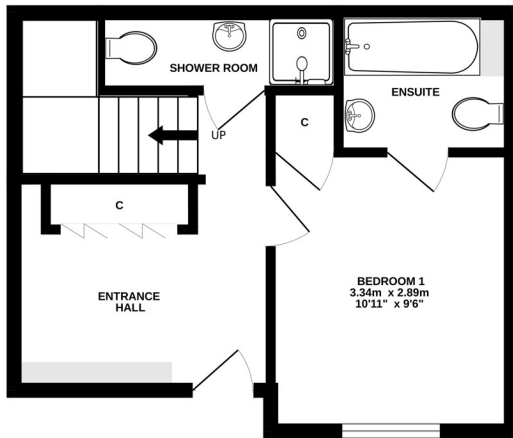
A rare opportunity to purchase a well presented unusual and intriguing one/two bedroom mews style house, tucked just behind Lyminster High Street. The accommodation is arranged over two and a half floors and also has the benefit of views over rooftops towards the Solent and the Isle of Wight in the distance. This charming property would make an ideal first time buy or second home investment.



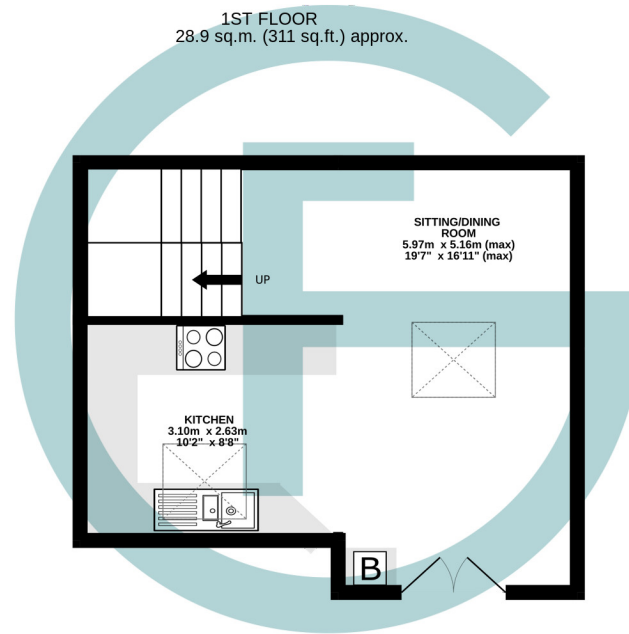
FELLS GULLIVER

PROPERTY EXPERTS

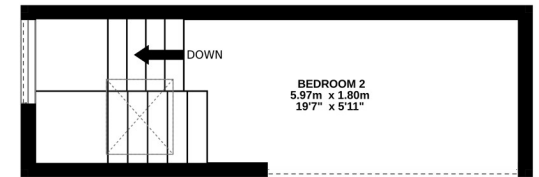
GROUND FLOOR
28.5 sq.m. (306 sq.ft.) approx.



1ST FLOOR
28.9 sq.m. (311 sq.ft.) approx.



2ND FLOOR
11.3 sq.m. (121 sq.ft.) approx.



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TOTAL FLOOR AREA : 68.6 sq.m. (738 sq.ft.) approx.

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PROPERTY EXPERTS

Property Specification



- Ground floor master bedroom with en-suite bathroom
- Ground floor shower room
- Large entrance hall suitable to use a study area
- First floor living accommodation comprising of an open plan
- kitchen/diner/living room with patio doors and Juliette balcony
- Galleried second floor mezzanine/occasional bedroom two
- Light and airy accommodation
- Unusual, quirky and intriguing mews style property
- Views over rooftops towards the Solent and Isle of Wight
- Would make an ideal second home or first time buy

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(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

Tucked away just behind Lymington High Street is this quirky and well presented one/two bedroom mews style house, ideal for use as a second home investment or first time buy.

The covered entrance porch leads to the entrance hall with study area, Large cloaks cupboard providing storage for coats/shoes etc with further storage cupboards. Door into the master bedroom with built-in storage cupboard with shelving and light, window to the front aspect and door into the en-suite bathroom, which comprises of a panelled bath unit with mixer taps and shower above, glass shower screen, tiled walls, low level wc, wash hand basin with mixer taps, heated towel rail, extractor fan. Ground floor shower room comprising of a fully tiled shower cubicle, low level wc and pedestal wash hand basin, extractor fan.

Stairs rising to the half landing leading to the open plan living/dining room and kitchen. Living area with French doors overlooking the Juliette balcony and windows to the front aspect and vaulted ceiling with velux roof light, cupboard housing boiler. Kitchen with range of floor and wall mounted cupboards and drawer units with glass and tiled splashbacks. Integral dishwasher,

washing machine, fridge and freezer, electric oven and induction hob, one and a half bowl stainless sink unit, space for table, velux window to the front aspect.

Further stairs to the second floor galleried mezzanine landing/occasional bedroom two which has space to easily accommodate a double bed, and has a large velux window with rooftop views of the Solent and Isle of Wight and further side triangular shaped window. This area would also be ideal for a study/home office.

Tenure: Share of Freehold

This charming property is tucked away just behind Lymington High Street, accessed through a pedestrian wrought iron gate leading into the Solent Mews Courtyard, 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.





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

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

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