



48a High Street

Lyndhurst, Hampshire, SO43 7BG

SPENCERS
NEW FOREST





A stunning and beautifully appointed city style first floor maisonette set in the heart of Lyndhurst and benefiting from a large, private south facing roof terrace. Ideal investment property with the ability to use as a holiday let.

First Floor

- Private Entrance - Leading to an enclosed courtyard with an external staircase, wooden shed and rear access.
- Entrance Hall - Built-in cloaks cupboards and access to all principle first floor accommodation. Stairwell leading to the second floor landing with additional storage cupboard.
- Kitchen - Stylish space fitted with a range of white base units with solid wood work surfaces, a four burner gas hob with electric double oven and inset butler sink. French doors opening onto the large roof terrace.
- Sitting/Dining Room has original hardwood flooring and a bay window overlooking the high street.
- Family Bathroom - Modern suite with porcelain flooring comprising of a deep bath, double size shower cubicle, his and hers wash basins, chrome ceiling spot lights and a wall mounted ladder rail.
- W/C - Fitted with low level wc, wash hand basin and with porcelain flooring.

£315,000



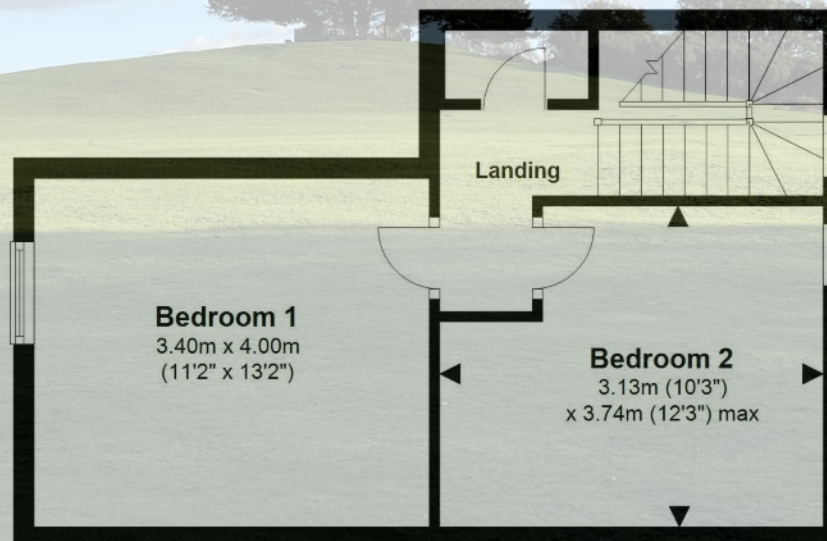
First Floor(excl terrace)

Approx. 49.6 sq. metres (533.5 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.4 sq. feet)





Second Floor

- Principal Bedroom – Carpeted double room and ample space for wardrobes. Window offering elevated views of Lyndhurst high street.
- Guest bedroom – Double room with chrome spotlights and an aspect to the rear.
- Landing benefits from a large wardrobe/cupboard

Grounds & Gardens

- The property is approached from the ground via an external private staircase providing access to the large south facing roof terrace and front entrance.
- The private roof terrace is decked and flanked by timber fencing and provides a great space for outdoor dining and entertaining.

Services

All mains services connected

Tenure: Leasehold - 125 years from 2008

Ground rent: £150 per annum

Energy Performance Rating: D Current: 58 Potential: 73

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one way system at Goose Green. Continue over the road into the one way system, heading up to the main high street. Proceed down the high street and the property can be found on your left hand side. (Please use the public car park situated just off the high street).



The Situation

The property is conveniently located in the heart of Lyndhurst high street and within a short walk of the open forest. The delightful village Lyndhurst has been regarded as the 'Capital' of the New Forest since William the Conqueror established the area as a royal hunting ground in 1079.

The picturesque high street offers a wide range of boutique shops, everyday stores, cafes and restaurants with access to the open forest from the end of the street. For the yachtsman, the Georgian market town of Lymington (10 miles) offers a range of sailing facilities and access to the open waters of the Solent, whilst the historic and much famed village of Beaulieu is only 7 miles away. The M27 Motorway is accessible from Junction 1 which is just a short drive providing access to Bournemouth, Southampton and the cathedral cities of Salisbury and Winchester.

Viewing

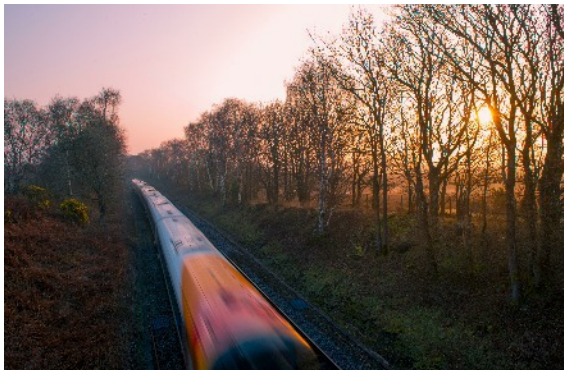
By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Agents Note

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Spencers New Forest.

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 for 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.



This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest.



The Local Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries.

Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, vintage interiors shop and a Ferrari and Maserati showroom.

There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.

Points Of Interest

Brockenhurst Train Station	0.5 miles
Brockenhurst Sixth Form	0.7 miles
The Pig	1.4 miles
Sway Train Station	2.6 miles
Lymington Hospital	3.8 miles
Montagu Arms Hotel	5.8 Miles



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com