



Flat 1 Hill House

*1 Highfield, Lymington, SO41 9GB*

SPENCERS  
COASTAL







## The Property

Nestled in the heart of picturesque Lymington, this exquisite one-bedroom flat effortlessly marries historical elegance with contemporary comfort. Situated just a stone's throw away from Lymington High Street, this residence offers the quintessential Georgian charm, along with the convenience of modern living.

As you step inside, you're immediately greeted by an abundance of natural light, thanks to a back door that leads out to a delightful courtyard garden. The layout of this flat is thoughtfully designed, with the living area situated a few steps below the entry floor. The modern shower room, featuring a stylish walk-in shower, is easily accessible from the main living area. The adjacent double bedroom boasts a large sash window, infusing the room with both charm and light. The living room itself is a cosy haven, featuring French doors that open onto an additional outdoor patio area, where you can relax and enjoy the surroundings. Steps from the patio lead to a private parking space, providing a rare and coveted amenity in this central location. Just a few more steps from the living room, you'll discover a contemporary kitchen, complete with exposed brickwork above the built-in kitchen appliances. An archway gap in the kitchen cleverly invites natural light to flood the space, creating an inviting atmosphere for culinary creativity. This Georgian flat not only offers historical charm but also the modern convenience of outdoor spaces and parking – a rare gem that combines the best of both worlds.

## The Situation

Hill House is a most sought after location being at the top of the bustling High Street, within a few minutes walk from the marinas, the sailing clubs and a Waitrose store only a few hundred metres from the property. The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

**£275,000**

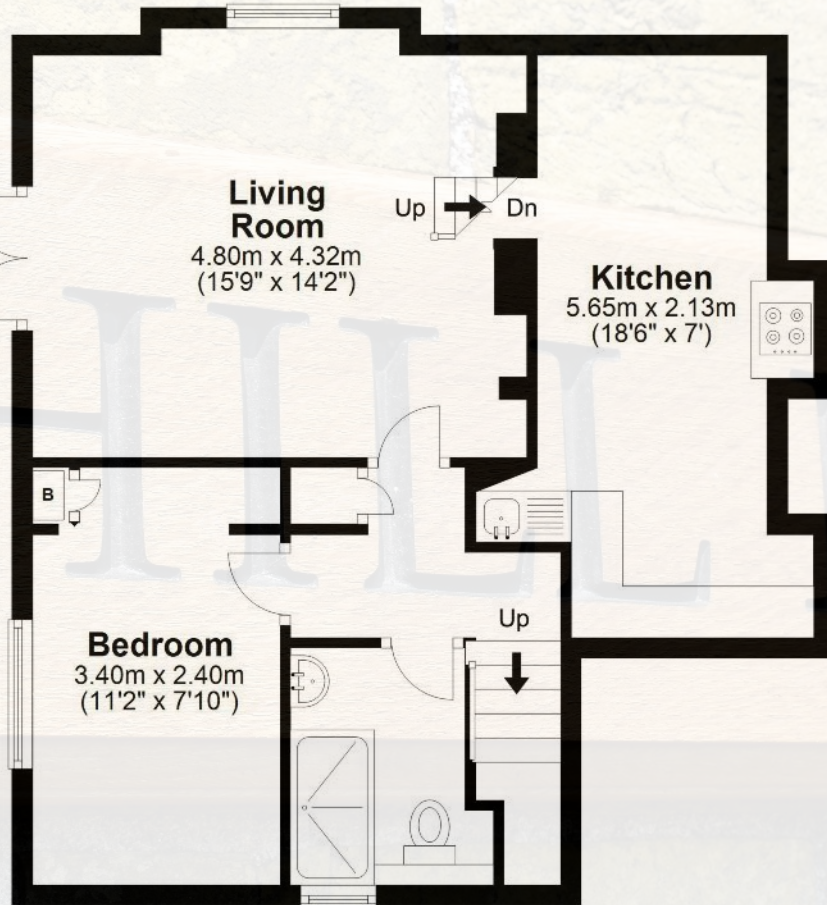




FLOOR PLAN

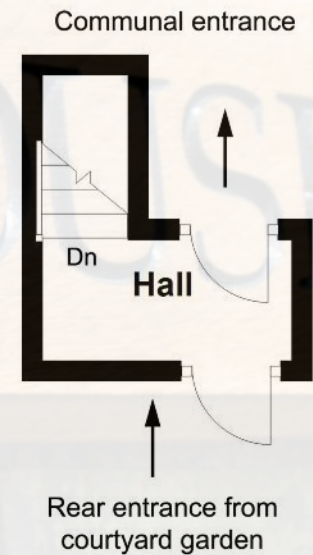
**Lower Ground Floor**

Approx. 53.9 sq. metres (580.1 sq. feet)



**Ground Floor**

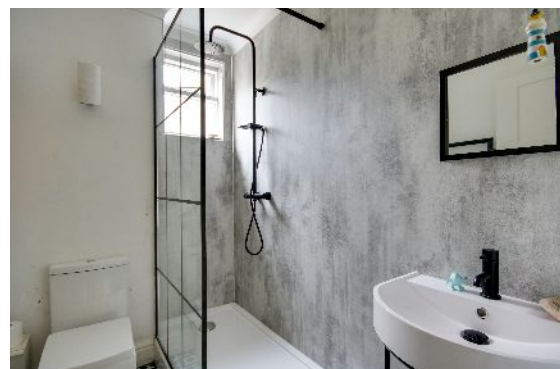
Approx. 4.2 sq. metres (44.7 sq. feet)



Total area: approx. 58.0 sq. metres (624.8 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.





## Grounds & Gardens

Along the side of the wall by the outdoor courtyard garden is an allocated parking space for the flat. Moving to the rear of the flat, you'll find an additional private courtyard garden complete with a garden shed. Additionally, there is another outdoor courtyard garden adjacent to the living room, making it an ideal spot for storing bikes.

## Directions

Proceed up the High Street into St Thomas Street. On reaching the one-way system, take the left-hand lane. Immediately after the Pelican crossing, filter into the right-hand lane and turn right into Highfield. Follow the road round a sharp right-hand bend and take the right, parking in the no-through road. The property is located on the left side at the end of the road.

## Services

Share of Freehold

Length of Lease: 999 years from 1981

Management Fee: £100 per month

Ground Rent: N/A

Energy Performance Rating: N/A as Grade II Listed

Council Tax: B

All Mains Services Connected

No Holiday/ Short Lets Allowed

## 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.





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

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