



FLAT 3, 100 HIGH STREET • LYMINGTON • SO41 9AP

£425,000

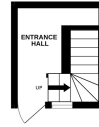
Located in a central location on Lyminster High Street, this charming Grade II Listed, two storey first and second floor two/three bedroom apartment offers modern, well presented and versatile accommodation. The property is offered for sale with no forward chain and would make an ideal second home or buy to let investment.



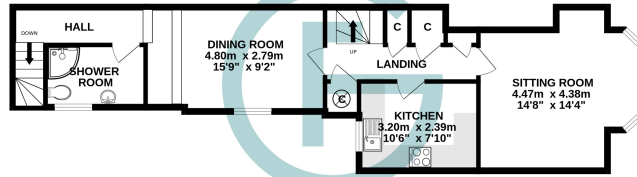
FELLS GULLIVER

PROPERTY EXPERTS

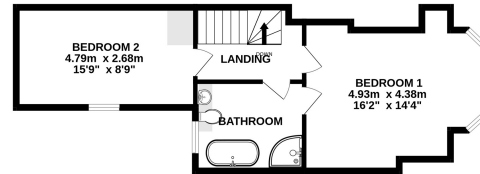
GROUND FLOOR  
6.9 sq.m. (65 sq.ft.) approx.



1ST FLOOR  
55.1 sq.m. (594 sq.ft.) approx.



FELLS GULLIVER  
PROPERTY EXPERTS



TOTAL FLOOR AREA: 104.1 sq.m. (1120 sq.ft.) approx.  
Made with Metropix 02024

## Property Specification



- Modern fitted kitchen
- Dining room
- Sitting room/occasional bedroom three
- Large master bedroom
- Large second double bedroom
- "Jack & Jill" family bathroom
- Shower room
- Ideal central location on Lymington High Street close to shops and all local amenities
- Offered for sale chain free
- Would make an ideal buy to let investment, second home or Airbnb

# Description

Centrally located on Lymington High Street, this charming two/three bedroom first and second floor Grade II Listed apartment offers spacious, light and airy accommodation. The property is offered for sale with no forward chain and would make an ideal buy to let investment or second home investment.

Private front door on ground floor level leading into the entrance hall, with stairs rising to the first floor hallway. Door leading into the modern shower room which comprises of a modern suite with shower cubicle with electric shower, low level w.c, pedestal wash hand basin with mixer tap, heated towel rail, fully tiled walls and floor, window to the side aspect. From the hallway, two shallow steps lead down to the dining room with window to the side aspect and door leading through to the inner landing, with airing cupboard housing hot water cylinder and shelving for linen storage, three separate storage cupboards and stairs rising to the second floor.

Door into the modern kitchen which has a comprehensive range of floor and wall mounted cupboard and drawer units, with stainless steel single drainer sink unit with mixer tap. Built-in electric oven, electric hob with extractor hood over. Space and plumbing for dishwasher and washing machine, space for tall fridge/freezer, window to the rear aspect. Door from landing into to the sitting room/bedroom three with bay window to the front aspect affording views up and down Lymington High Street. Second floor landing with doors to all rooms on this level.

Master bedroom with bay window to the front aspect, again giving views up and down Lymington High Street. The "jack and jill" bathroom is accessed from the landing and the master bedroom. The bathroom has a modern suite comprising of a panelled unit with central mixer tap, hand held shower attachment and tiled wall surround. Separate shower cubicle with electric shower, tiled walls and curved sliding glass doors. Low level w.c. with enclosed cistern, sink unit with mixer tap and vanity storage under, chrome heated towel rail, tiled floor, obscure window to the rear aspect. Large second double bedroom with window to the side aspect.

Outside the property is approached through an archway between the shops, then turn right and right again, and the front door will be found, numbered accordingly. This rarely available characterful property would make an ideal buy to let investment, second home or primary home 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.

Tenure: Share of freehold

Lease: 999 years from (TBC)

Ground rent: N/A

Maintenance & Service Charge: £ TBC





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