



HILL HOUSE • FLAT 4 HIGHFIELD • LYMINGTON • SO41 9GB

£275,000

Located just off the top of Lymington High Street, this well-presented two-bedroom first-floor character apartment offers well-proportioned accommodation and parking. This charming apartment is offered for sale with no forward chain and would make an ideal first-time buy, a bolt-hole, or a buy-to-let investment.

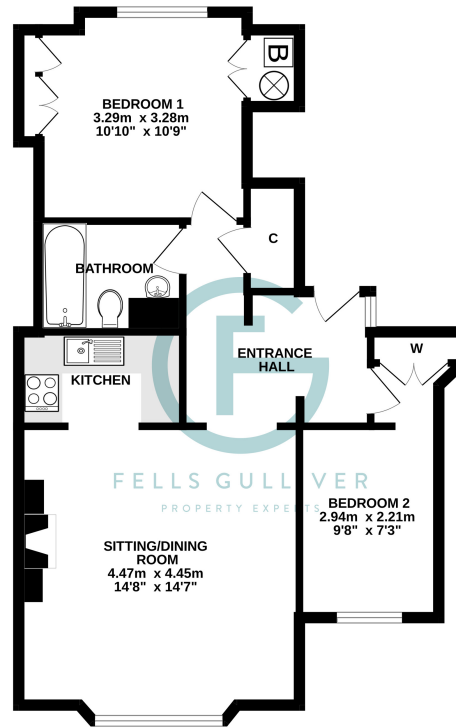


FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

FIRST FLOOR
56.8 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA: 56.8 sq.m. (611 sq.ft.) approx.
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Property Specification

Living/dining room with feature fireplace
Modern kitchen
Master bedroom with built-in wardrobes
Second bedroom

Bathroom
Allocated parking space
Located just off the top of Lymington High Street, close to shops and amenities

Offered for sale with no forward chain
Would make an ideal bolt hole/second home investment or buy to let investment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Description

Located at the top of Lymington High Street, this well-presented two-bedroom first-floor character apartment with parking is offered for sale with no forward chain and would make an ideal first-time buy, investment buy-to-let or bolt-hole.

Steps lead up to the communal front door with a private front door into the apartment leading into the entrance hall with storage cupboard.

Archway through to the living room which has windows to the front aspect affording far-reaching views towards the Isle of Wight. Feature fireplace with hearth surround and built-in alcove shelving to one side. Opening to the kitchen which has a range of floor and wall-mounted cupboard and drawer units with inset single bowl and drainer sink unit with mixer tap and tiled splashbacks. Appliances include tall fridge/freezer, washer/dryer and electric cooker, with built-in extractor hood over, extractor fan.

Master bedroom with a range of built-in wardrobes and an airing cupboard with boiler and hot water tank and a sash window to the rear aspect. Bedroom two with a large sash window to the front aspect and a sizeable fitted wardrobe. Bathroom with a modern suite comprising a panelled bath unit with mixer tap, electric shower over with folding glass shower screen, wash hand basin with mixer taps and light up vanity mirror above, low-level WC, part panelled walls, radiator, extractor fan.

Outside the front of the building on the left hand side, there are three residents parking spaces - the space in the middle of the three is allocated to this apartment.

Term: Leasehold, with a share of the freehold.

Lease: 999 years from 01.09.1982

Service Charge/Maintenance: £120 pcm (£1,440 per annum) to include communal gardening, communal lighting, communal cleaning, building maintenance, and building insurance)

Ground Rent: N/A

Short Term Holiday lets/Airbnb are not permitted. Any rentals must be a minimum of a 6-month shorthold tenancy.

The property is conveniently positioned at the top of Lymington High Street, just a stone's throw from Waitrose. The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.





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

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

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