



**SMUGGLERS LOFT, 3 ELGARS COURT HIGH STREET • LYMINGTON • SO41 9AB**

**£339,950**

Conveniently located on Lyminster High Street, Smugglers Loft is a characterful Grade II Listed bright and spacious first floor apartment that has been refurbished to a high standard, is offered for sale with no forward chain and would make an ideal High Street residence, second home or long term let investment.

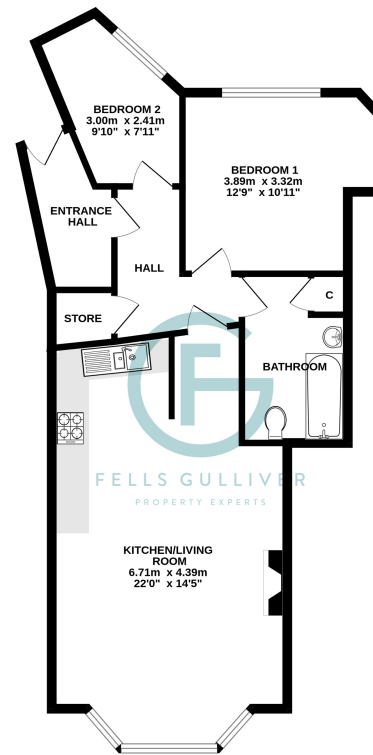


**FELLS GULLIVER**

PROPERTY EXPERTS

*Est. 1988*

GROUND FLOOR



TOTAL FLOOR AREA: 62.7 sq.m. (675 sq.ft.) approx.  
Made with Metropix ©2024

## Property Specification

---

Grade II Listed first floor apartment

---

Open plan kitchen/dining/sitting room with built-in appliances and a box bay window seat affording views up and down Lymington High Street

---

Two bedrooms

---

Modern bathroom

---

---

Secure gates leading to an enclosed shared south facing flagstone courtyard with space for patio table and chairs

---

Conveniently located on Lymington High Street close to shops and local amenities

---

---

Refurbished to a high standard, keeping original character features

---

Ideal High Street residence, second home or long term let

---

Offered for sale with no forward chain

---

# Description

Offered for sale with no forward chain, Smugglers Loft is a charming two bedroom first floor character apartment conveniently located on Lymington High Street and would make an ideal High Street residence, second home or long term let investment.

This first floor character flat is accessed from a pretty Grade II listed flagstone courtyard. The gated courtyard is tucked behind the High Street and is south facing with space for a patio table & chairs. Outside light. Communal front door shared with top floor flat leading into the ground floor entrance lobby with stairs rising to the first floor.

Private front door to apartment leading into the entrance hall with store cupboard. Master bedroom with built-in wardrobe with sliding doors and double glazed sash window to the rear aspect. Bedroom two with built-in wardrobe and double glazed sash window to the rear aspect. Large bathroom comprising a P-shaped panelled bath unit with mixer taps and electric shower over, low level w.c., pedestal wash hand basin with mixer taps, radiator, extractor fan, tiled floor and walls. Door from the entrance hall leading into the spacious main open plan living accommodation comprising a kitchen/dining/sitting room.

Kitchen area has a range of floor and wall mounted cupboards and drawer units with rolled worktop and one and a half bowl single drainer sink unit with mixer tap, built-in appliances include electric oven, four ring ceramic hob, extractor hood, washing machine and tall fridge/freezer. Ample space for dining table and chairs. Living area with box bay sash windows to the front aspect, with a built-in window seat to the front aspect affording views up and down Lymington High Street.

Terms: Leasehold

Lease: 125 years from 2016

Service Charge & Maintenance: Informal service charge for the building repairs as and when required.

Ground Rent: Peppercorn

This rarely available characterful property is on the doorstep of all the conveniences that the Georgian market town of Lymington has to offer with its array of boutique shops, restaurants, Quay, Bus Station, Train Station with links to London Waterloo and supermarkets.





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

01590 671711 [lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com) [fells-gulliver.com](http://fells-gulliver.com)

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988