



The Flat 74a High Street

*Lymington, SO41 9AL*

SPENCERS  
COASTAL









## The Property

An extremely impressive recently refurbish and beautifully finished apartment occupying the first and second floors of a beautiful Grade II Listed Georgian property on Lymington's thriving and varied High Street. There is a nearby off street parking space included with the property.

The front door of the building opens to a lobby which is shared with the offices on the ground floor (also for sale separately) and from which there is a private front door to the apartment. This door opens to a hallway with stairs to the apartment proper and further steps leading down to a large cellar ideal for storage. The main living accommodation is at first floor level and is finished to a high standard. The history of the building is apparent in well maintained period features including extensive wood panelling, attractive cupboards and shelves in alcoves a traditional fireplace in the sitting room fitted with a modern wood burning stove. The accommodation on this floor comprises a generous sitting / dining room, a kitchen, a further reception room (which could be used as a fourth bedroom) a large double bedroom, family bathroom with free standing bath and separate shower. There is also a utility room / boiler room and separate WC.

From the central landing, stairs lead up to the top floor where there are two further double bedrooms and a bathroom.

**£550,000**

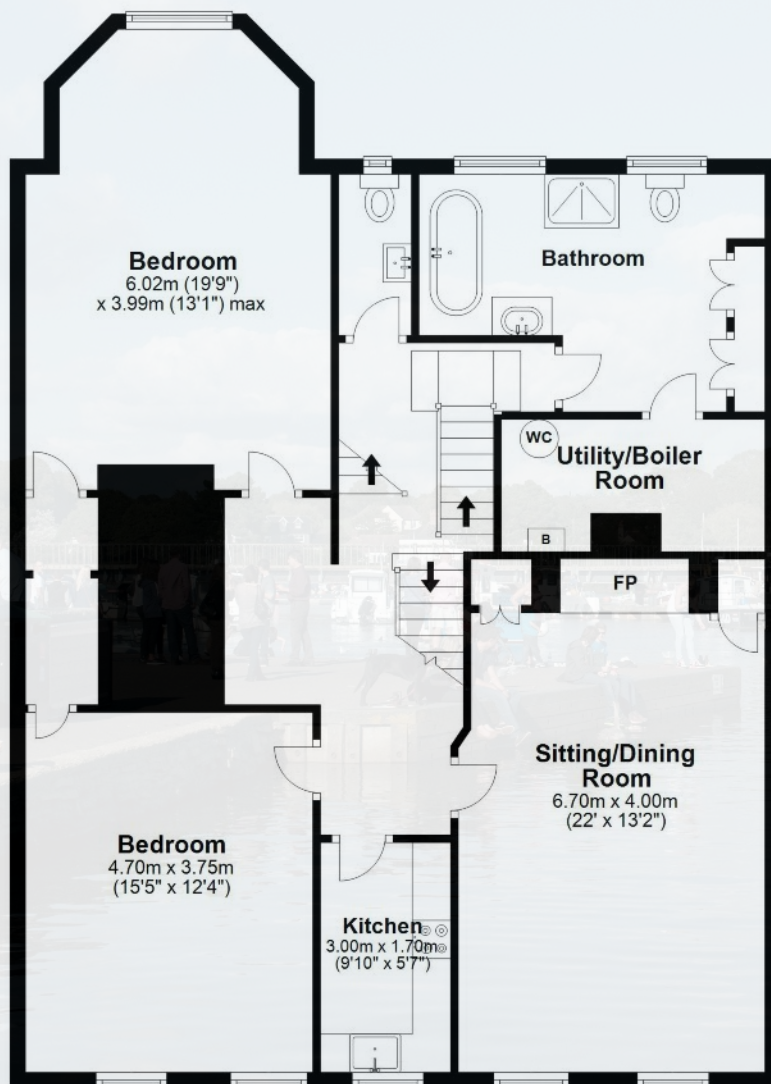




## FLOOR PLAN

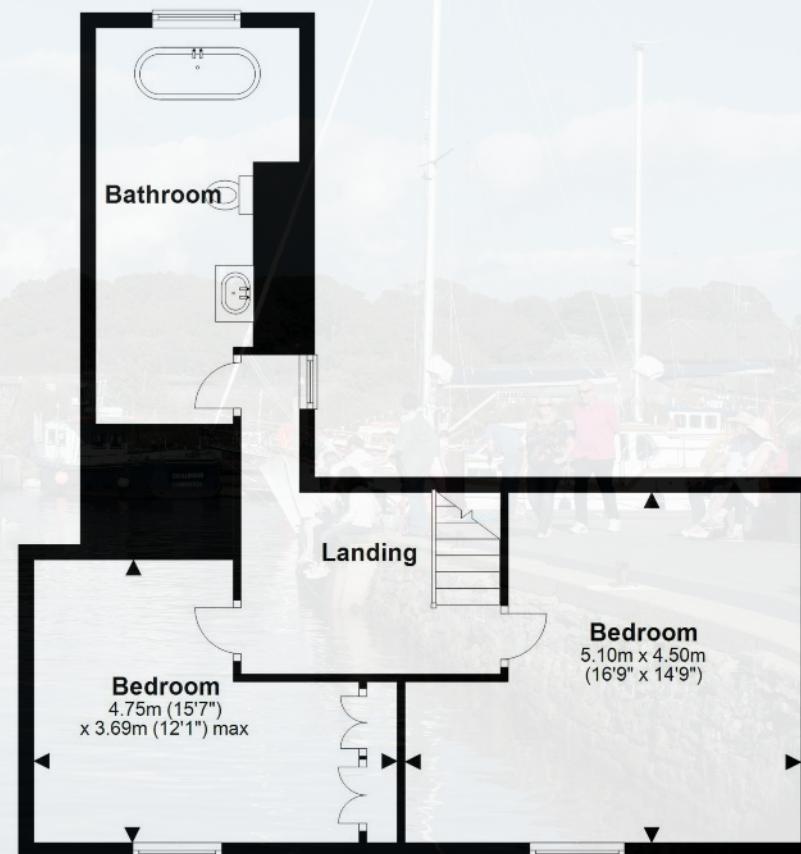
### First Floor

Approx. 118.4 sq. metres (1274.0 sq. feet)



### Top Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



Total area: approx. 179.4 sq. metres (1930.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest  
Plan produced using PlanUp.



## The Situation

The flat is positioned in a highly convenient location in the centre of Lymington with all the facilities of the High Street immediately on hand. These include an excellent range of cafes, restaurants, boutique shops and national chain stores. There are open green spaces in Grove Gardens immediately to the south of the High Street and a wide range of sailing clubs and marinas nearby providing excellent access to the Solent and beyond. Lymington also has a railway station providing two services an hour to Brockenhurst connecting with direct rail services to London Waterloo.

## Grounds & Gardens

There is an off street parking space included with the property which can be accessed via School Lane which runs behind the building and lies just to the north of the High Street.

## Directions

The flat can be found directly above our offices at 74 High Street, Lymington which is positioned approximately 100 yards east of the church on the same side of the High Street.

## Services

Energy Performance Rating: E Current: 54 Potential: 70

All mains services are connected

Council Tax: Band B

Superfast Broadband with speeds of up to 80 Mbps is available at the property

Leasehold - 999 Years - Holiday lets and pets permitted. No ground rent payable

## 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencerscoastal.com](mailto:lymington@spencerscoastal.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)