



FLAT 2, HIGHFIELD HOUSE, 7 HIGHFIELD • LYMINGTON • SO41 9GB    £350,000

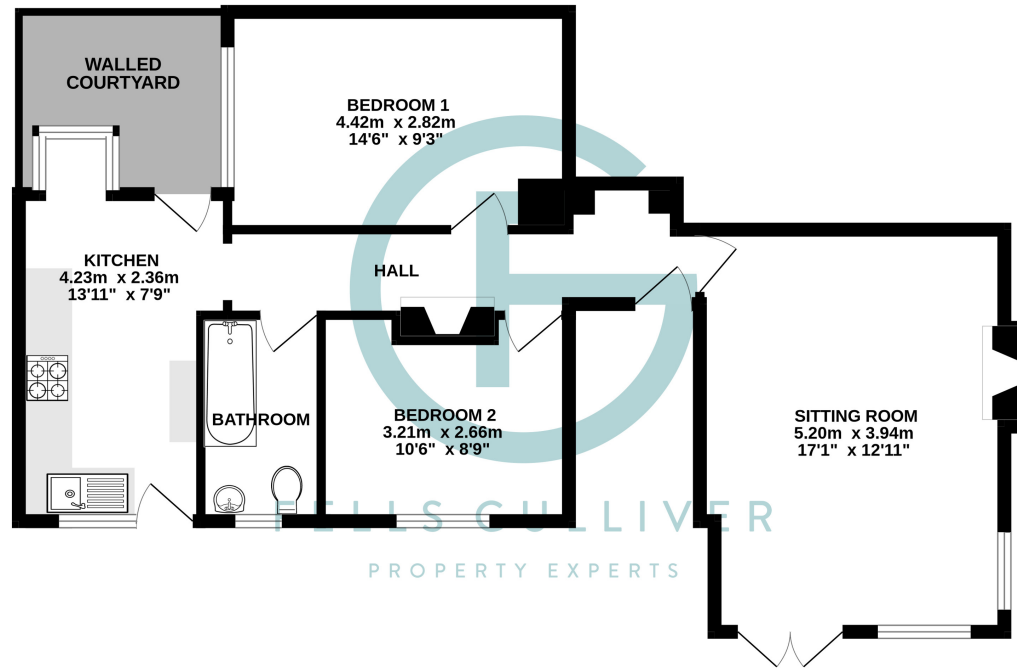
Ground floor two bedroom apartment within a stunning period property, conveniently located moments from Lyminster High Street. Rarely available character conversion property with two allocated parking spaces and a delightful communal garden.



FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR  
62.6 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA : 62.6 sq.m. (674 sq.ft.) approx.  
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## Property Specification



- Large sitting/dining room with patio doors leading out to the communal gardens
- Two double bedrooms
- Bathroom
- Large shared cellar storage for residents to use
- Private courtyard/sun trap
- Large sunny communal garden
- Two allocated parking spaces
- Shared locked shed for residents to use to store bikes/garden furniture etc
- Character and period features
- Within just a few minutes walk of Waitrose and Lymington High Street

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

# Description

A well located character conversion ground floor two bedroom apartment situated to the rear of this impressive period building, within moments from Lymington High street and Waitrose. The property is accessed from the communal entrance hall however it also has direct access via the kitchen door allowing for easy use of the spacious grounds. There is a useful large shared cellar accessed from the communal entrance hall for residents to use for storage.

The accommodation comprises; entrance hall, large reception room with feature fireplace, high ceilings and French doors, modern kitchen with door giving access to the car park/communal gardens and a another door opening to the private courtyard garden. Master bedroom that looks out on the attractive private courtyard/sun trap, good size family bathroom with shower cabinet, second bedroom overlooking the grounds. Outside there is allocated parking for two cars and delightful communal grounds including a large lawn and established trees and plants. There is a shared locked garden shed for residents to use for storage of bikes, garden furniture etc.

Tenure: Share of freehold

Lease: 125 years from 1st October 1995  
Ground Rent & Service Charge/Maintenance combined: £1,650 per annum (for the period 1st January - 31st December 2024) to include communal gardening, communal lighting, communal cleaning, building maintenance, building insurance, window cleaning and pest control.

Pets allowed: Yes

Long Term lets allowed - Yes (6 months+)

Short Term/Holiday lets/Airbnb allowed: No

The property is conveniently positioned at the top of Lymington High Street. 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.





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