Sun Cottage

1c Romsey Road, Lyndhurst, SO43 7AA

SPENCERS
NEW FOREST

The Property

An investment opportunity to acquire a recently converted one-bedroom cottage located in the centre of the New Forest village of Lyndhurst. The property has been refurbished to an exceptionally high standard throughout and benefits from outside space; offered with no forward chain. Energy Performance Rating: D

Description

This charming, recently converted cottage forms part of a larger character property and has been refurbished to an exceptionally high standard. The ground floor accommodation comprises an impressive open-plan kitchen/living room and a cloakroom. The kitchen is fitted with a stylish range of contemporary white gloss base units with white work surfaces over and wood finish eye-level units above. There are a number of built-in appliances, including an inset hob with an extractor hood above, oven, integrated fridge/freezer and a washer/drier. Stairs lead to the first-floor double bedroom and a luxury shower room fitted with a white suite and limestone tiling.

This property would make an ideal base in the New Forest and is suitable for use as a shorthold tenancy, offered with no forward chain.

Outside

The cottage benefits from an outside decked area which is ideal to enjoy a glass of wine on a summer evening or a relaxed coffee on a weekend morning. Although there is no formal parking at the property, situated close by is a public car park where a permit can be purchased.

£149,950

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FLOOR PLAN

1C Romsey Road

Approximate Gross Internal Area = 43.3 sq m / 466 sq ft

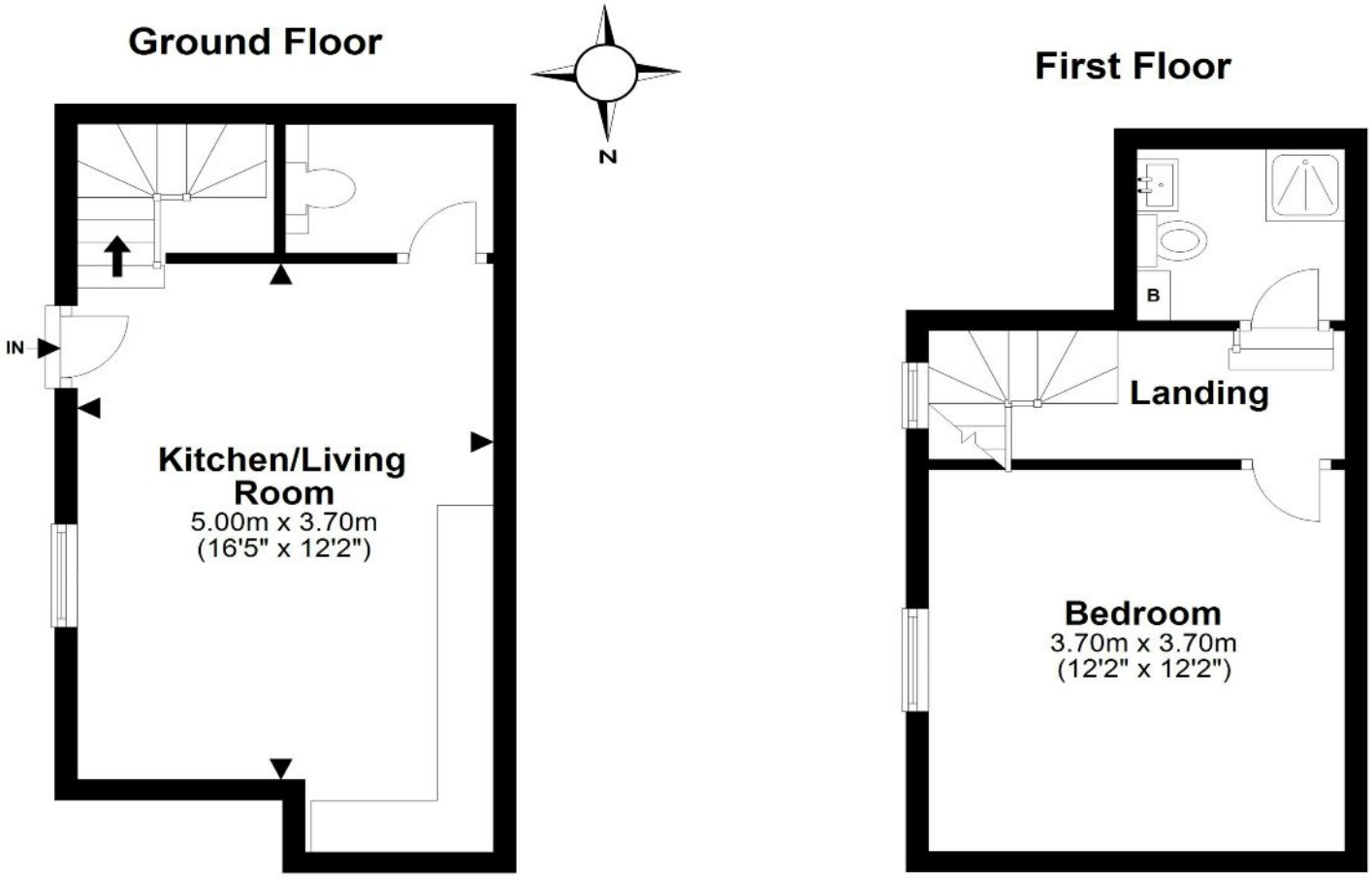

Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest Plan produced using PlanUp.

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 or 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 fitments, 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.

Lyndhurst High Street

Bolton's Bench

The Situation

The property enjoys a prime central location and is approached via a footpath from Romsey Road, just around the corner from the main High Street. Lyndhurst is a popular New Forest tourist location with many independent shops, art galleries, cafés, restaurants, pubs and hotels. The nearest city is Southampton located around nine miles (14 km) to the north-east. The New Forest National Park is the ultimate symbol of tourism with Lyndhurst often being referred to as the "gateway to the New Forest". This is reflected by a variety of bars and cafés, a thriving High Street scene and the nearby open forest.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one way system at Goose Green. Continue over the road into the one way system. Stay in the right hand lane and proceed down the hill before turning right and parking in the public car park. Then proceed on foot to back up the High Street and cross the road at the top. The footpath leading to the property can then be found between 'Down To The Wood' and 'Passage To India'.

Services

Council Tax Band: B
Energy Performance Rating: D Current: 62 Potential: 91
Tenure: Leasehold
All mains services

120 years remaining on the lease (as of Feb 2020)
Ground rent: £200 per annum - Annual insurance: £120.00
No dogs are allowed and holiday lets are not permitted.

For more information or to arrange a viewing please contact us:

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