



Flat 2 Sea Views

73 High Street, Lymington, SO41 9AL



SPENCERS





*A Unique Slice of History in the Heart of Lymington!  
Set within the tallest building in Lymington, these  
stunning Grade II listed one- and two-bedroom  
apartments have been beautifully refurbished to an  
exceptional standard, blending timeless character with  
modern luxury. Each apartment comes with its own  
private parking space.*

## The Property

Step through the grand communal entrance, where herringbone-effect flooring and an original wooden balustrade set the tone for the charm and elegance found throughout the building. Inside the apartments, period features have been thoughtfully preserved and enhanced, offering a unique living space rich in history and personality. With spacious proportions, stylish finishes, and an abundance of natural light, these homes are ideal for those seeking something truly special—whether as a full-time residence, holiday retreat, or investment opportunity.

The apartment opens into a welcoming inner hallway, with a dedicated utility cupboard housing a large water tank and plumbing for a washing machine. Sea views towards the yacht marinas and Solent At the heart of the home lies the open-plan kitchen, dining, and living space, designed to take full advantage of the apartment's elevated position and natural light. The dual-aspect kitchen is both light and airy, with sleek wall and base units, integrated AEG appliances including an oven, induction hob, separate grill, dishwasher, and fridge/freezer. A pantry cupboard adds valuable extra storage. To the rear, the generous principal bedroom features a charming fireplace, soft carpeting, and a stylish en-suite bathroom with a vanity unit and shower over bath. The second double bedroom also enjoys the same wonderful water views and benefits from a contemporary en-suite shower room—perfect for guests or flexible living arrangements. Combining heritage features with modern functionality and spectacular coastal views, this exceptional apartment offers an enviable lifestyle in one of Hampshire's most sought-after locations.

**£350,000**



Second Floor



Approx Gross Internal Area  
75.9 sqm / 816.8 sqft





## The Situation

This exceptional apartment has an unrivalled location and is the highest residential property in Lymington, surpassed only by the church spire just to the east. As one would expect, the views from the apartment are breath-taking which when combined with its highly convenient location on Lymington High street provide both a sense of space and proximity to amenities that are difficult to match. Lymington is a thriving market town ideally positioned between the coast and the open spaces of the New Forest. There are excellent sailing facilities in the town as well as a range of chain and independent stores alongside some excellent restaurants and coffee shops. Communications are excellent and there is a railway station connecting to Brockenhurst from which there are regular services to London Waterloo.

## Services

Tenure: Leasehold

Council Tax: New Build (not yet known)

Energy Performance Rating: Not applicable Grade II Listed

Lease Term: 250 years

Annual Service Charge: Approximately £1,000 per annum

Annual Ground Rent: £0

Pets: Yes

Are Holiday Lets / AST's Permitted: Yes

Property Construction: Brick and timber

Heating: Electric

Utility Supplies: Mains electric, water & drainage. No gas supply.

Broadband: Ultrafast broadband with download speeds of up to 1000mbps available at this property (ofcom)

Conservation Area: Lymington

Electrical Vehicle (EV) Charging Point: Yes

Parking: Private driveway, communal parking - x1 allocated space

## Important Information

Spencers 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:  
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