



**Flat 7, Island Point**

*Undershore Road Lymington SO41 5SB*

**SPENCERS**  
COASTAL





*A superb two bedroom apartment offering some of the best sea views in Lymington. The property benefits from an open-plan kitchen/dining/sitting room with a spacious balcony with far reaching views of the Lymington River towards the Isle of Wight. The property would make an ideal holiday home, or investment property for holiday lets. The property further benefits from a communal garden and a garage with additional guest parking. Located walking distance into Lymington Town, the ferry terminal and Lymington Pier train station.*

## The Property

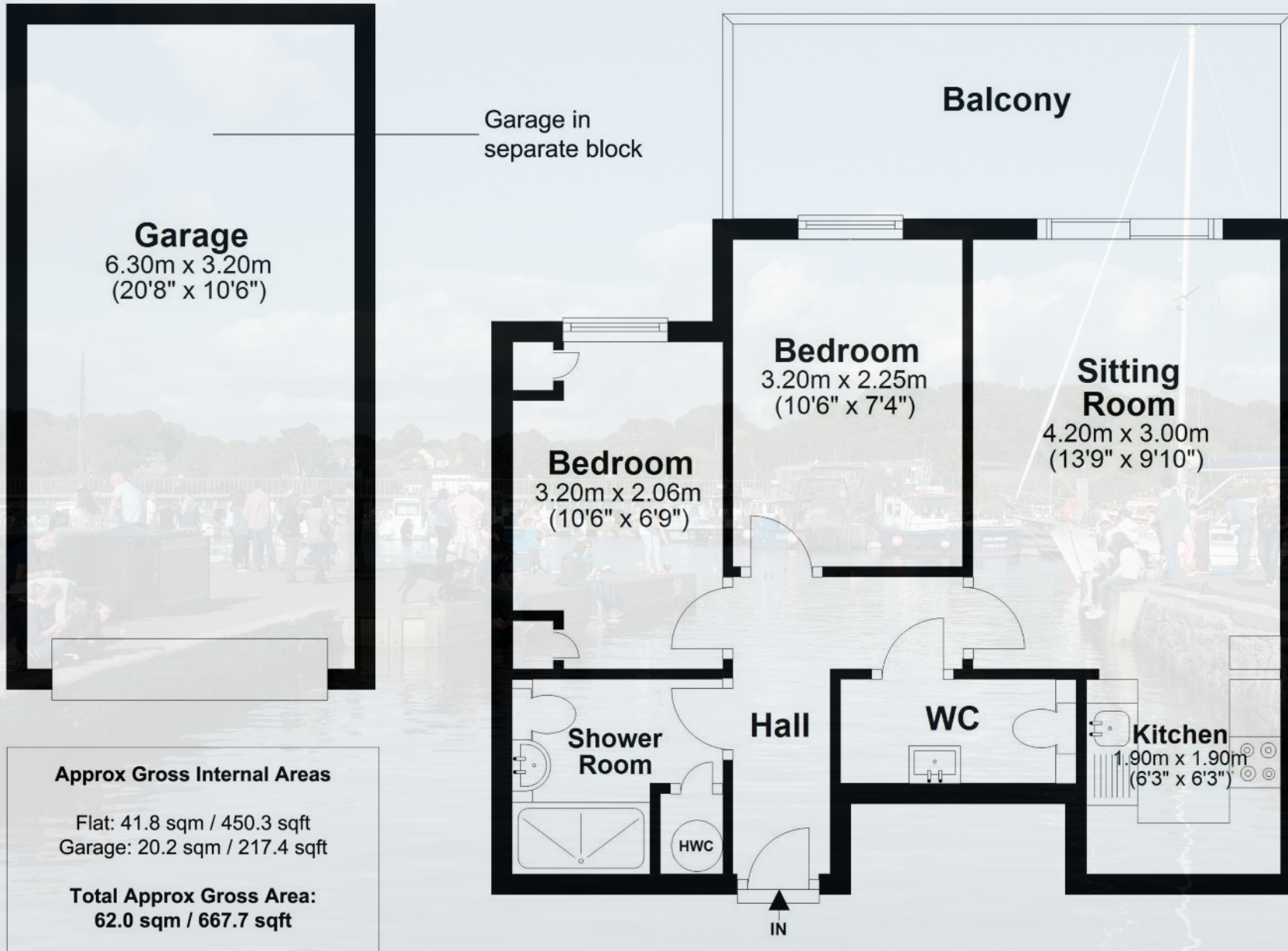
Step through the front door into a spacious and welcoming hallway, with doors leading to all the main rooms of this thoughtfully designed apartment. At the heart of the home lies a generous open-plan kitchen, dining, and sitting area, perfect for both everyday living and entertaining. The well-appointed kitchen features a range of floor and wall-mounted units, a four-ring electric hob with an extractor fan, a single oven, and space for a fridge freezer and dishwasher. The living area seamlessly extends onto a large, south-facing covered terrace balcony, offering fantastic views over the communal garden and the Lymington River, stretching all the way to the Isle of Wight. The apartment has two bedrooms, both thoughtfully positioned for comfort and convenience. The main shower room, serving both bedrooms, is fitted with a modern walk-in shower, basin, and toilet. Adjacent to the shower room is the principal bedroom, which boasts built-in wardrobes on either side of the bed and stunning views of the Lymington River. Bedroom two, a spacious room currently arranged with two single beds, is located further along the hall. A cloakroom sits conveniently opposite this bedroom.

**£365,000**



# Floor Plan

# Second Floor



### Approx Gross Internal Areas

Flat: 41.8 sqm / 450.3 sqft  
Garage: 20.2 sqm / 217.4 sqft

**Total Approx Gross Area:**  
62.0 sqm / 667.7 sqft



## Directions

From our office proceed down the High Street turning left at the bottom of the hill into Gosport Street. Turn right at the mini roundabout into Bridge Road and proceed over the level crossing then at the bend turn right into Undershore Road. Continue along for a short distance and the entrance to Island Point will be seen on the right just after the Ferryman pub.





## Situation

The location of the apartment is just a short walk across the causeway to Lymington High Street for an excellent selection of shops, restaurants, and facilities. Lymington Pier and Lymington Town stations are both within easy walking distance with half-hourly links to Brockenhurst (10 minutes) which offers a mainline service to London Waterloo (approximately 1 hour 45 minutes). The Isle of Wight and open Forest are easily accessible, and Junction 1, M27, is 12 miles to the north. Walhampton independent prep school is within walking distance. So, too, is Walhampton Golf Course, Walhampton Arms and The Ferryman inn.



## Grounds & Gardens

The apartments are accessed via a gravel driveway, providing ample space for parking and a turning area. This leads to individual garages, each equipped with power and lighting, as well as the main entrance. To the rear of the property are the well-maintained south facing communal gardens.



## Services

Tenure: Share of Freehold between 10 flat owners

Council Tax: The property is currently a holiday let

Energy Performance Rating: B    Current: 81 B    Potential: 84 B

Managed Common Areas: Car park, garden, staircases, landings / hallways.  
There is currently a fee of £125 per month (this will increase next year - 2025)

Property Construction: Brick elevations with slate roof.

Heating: Electric sole use heating

Utility Supplies: Mains electricity, mains water, domestic small sewage treatment plat (shared use)

Broadband: Superfast broadband with speeds up to 75 Mbps is available at the property

Parking: Garage, private driveway, communal parking - no allocated spaces.

## Important Information

Spencers of Lymington 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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