



The Penthouse, 5 Westgate, Lymington, SO41 9NJ

£335,000

Mitchells
1963 — TODAY



The Penthouse
5 Westgate
St. Thomas Park
Lymington
Hampshire
SO41 9NJ

This lovely two double bedroom penthouse apartment is situated in the heart of the market town of Lymington and a stone's throw of the local Waitrose and sports fields. The property offers bright and spacious accommodation with features including a sitting/dining room with vaulted ceiling, a generous master bedroom, a bike store and allocated parking.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Balcony
- Two Double Bedrooms
- Bathroom
- Communal Garden
- Parking
- Bike Store
- Bin Store
- Long Lease
- Vacant Possession



The Property

Entrance hall with engineered wood flooring which stretches through to the sitting/dining room, cupboard housing electric meter and electrical consumer unit, entry phone and hatch to loft space.

The sitting/dining room is a particular feature of this property with an attractive vaulted ceiling, wall mounted TV point, two double radiators and double casement doors leading out to a sunny west facing balcony.

The kitchen is fitted with a range of shaker style wall and base units with a contrasting worktop, a tiled splash back, cupboard housing the modern Vaillant boiler, Velux window and built in appliances include a tall stand up fridge freezer, four burner electric hob with extractor fan over and under counter oven, Bosch dishwasher, washing machine, stainless steel one and a half bowl sink with mixer tap over and drainer and recess ceiling spotlights.

The family bathroom has a white suite comprising a WC, wall hung wash hand basin with mixer tap over, chrome heated towel rail, panel bath with mixer tap over and shower attachment, glass shower screen, tiled flooring, fully tiled walls and Velux window.

There are two lovely bright double bedrooms both benefitting from built in storage, vaulted ceilings and viewed across to the Isle Of Wight.





Gardens & Grounds

To the front of the property is the communal front door accessed via an entry phone system and a side path leads round to the communal garden which is beautifully maintained, the maintenance of which is paid for out of the annual maintenance charge. There is a brick built bike store and bin store and parking to the rear.

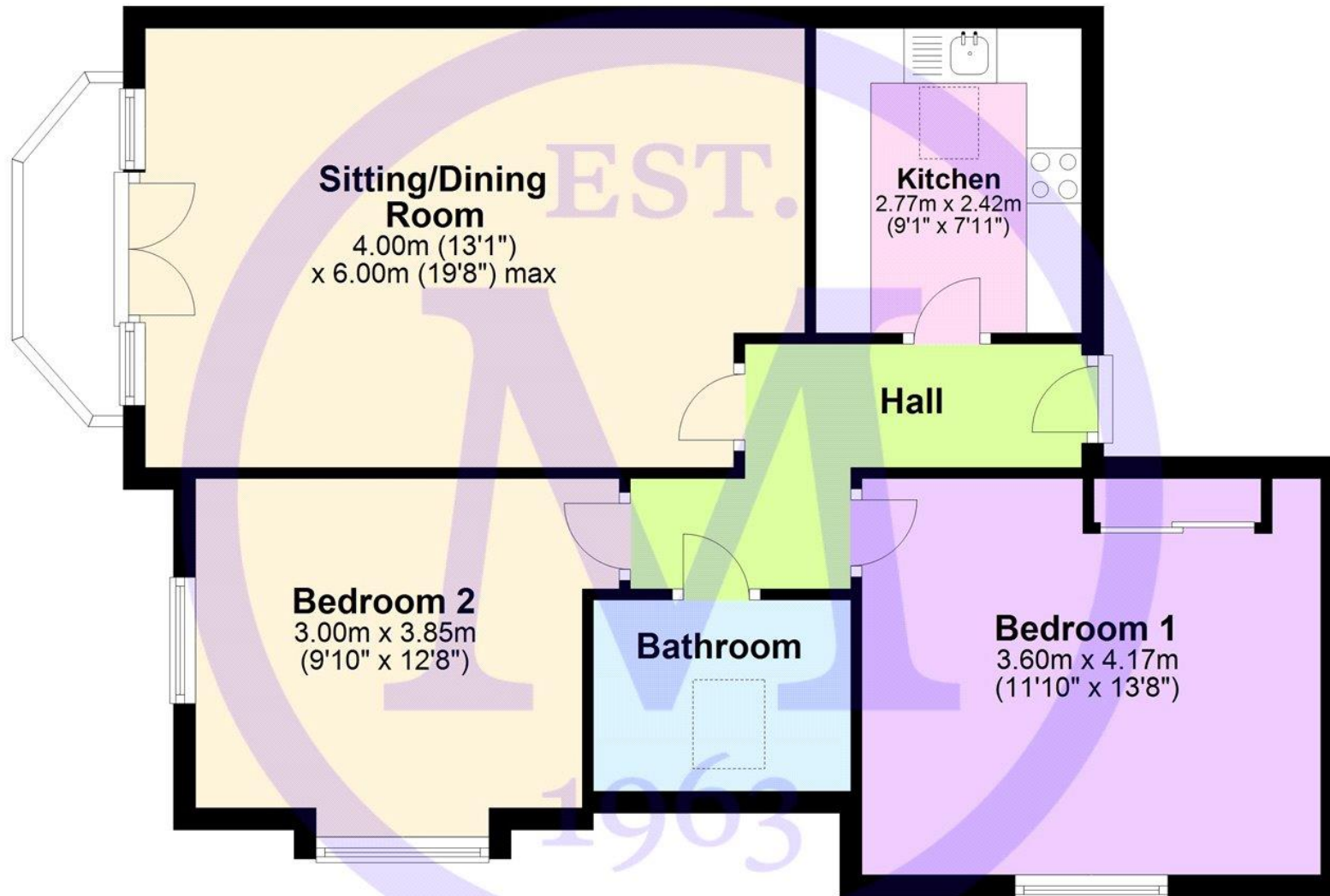
The property is offered with vacant possession and must be viewed to be fully appreciated.

Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating C

Penthouse

Approx. 68.0 sq. metres (732.3 sq. feet)



Total area: approx. 68.0 sq. metres (732.3 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

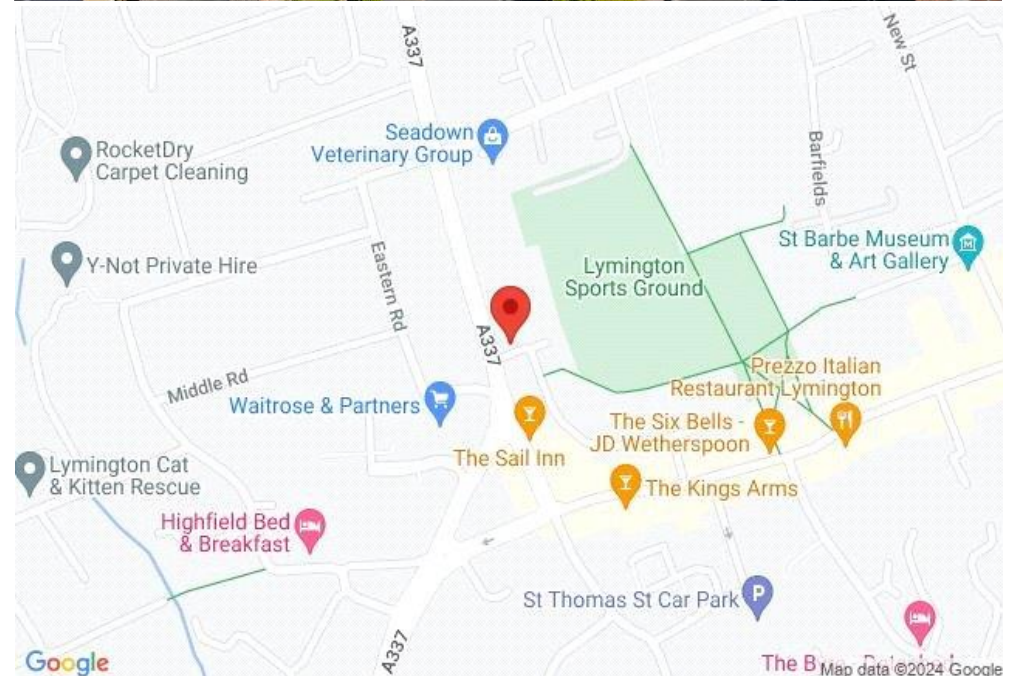


Situation

The property is situated in the very popular Georgian town of Lymington which has its Saturday market and attractive harbour. The New Forest National Park is also within easy reach.

Directions

From Mitchells turn right at the traffic lights and proceed down Station Road. At the roundabout turn left and continue along this road for approximately 5 miles. As you approach Lymington head through the one-way system, just passing Waitrose turn right into St. Thomas Park where the property will be found immediately on the left hand side.





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