



3 The Warehouse, Western Road, Lymington, SO41 9HJ

£165,000

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*3 The Warehouse
Western Road
Lymington
Hampshire
SO41 9HJ*

A stylish one bedroom warehouse apartment forming part of a skilfully converted former warehouse, occupying a sought after position within easy walking distance of Lymington town centre. The property is offered with no forward chain and other benefits include a lovely open plan kitchen/living space with integrated Neff appliances, a luxury shower room, excellent decorative order, high ceilings, and attractive timber effect flooring throughout. An internal viewing is strongly recommended to fully appreciate both the property and the building as a whole.

- Entrance Hall
- Open Plan Living/Kitchen Space
- Double Bedroom
- Shower Room
- Communal Gardens
- Lease Length: 125 Years
- Service Charge: £815 pa
- Ground Rent: £250 pa



The Property

Communal security entrance door leading to the communal hall, which features timber effect flooring and a warehouse style cast iron staircase to the first floor.

Entrance hall with timber effect flooring.

A superb, large open plan living/kitchen space with two high level double glazed automated Velux style windows providing an abundance of light, and attractive timber effect flooring throughout. The modern kitchen area is fitted with light grey wall and base units, a contrasting dark timber effect worktop and upstands, and an inset sink unit with a mixer tap. Integrated appliances include a Neff electric oven, hob, extractor, and fridge. There is space and plumbing for a washing machine, and under cupboard lighting.

Double bedroom with timber effect flooring and a UPVC double glazed window.

Spacious shower room fitted with a modern white suite comprising a large shower cubicle with a Mira thermostatic-controlled shower, a wash basin with storage beneath, a WC, timber effect flooring, an extractor fan, and a heated towel rail.



Gardens & Grounds

The Warehouse sits within its own communal gardens and grounds, the maintenance of which is covered by the annual service charge.

A parking space is available for this property by separate negotiation.



Services

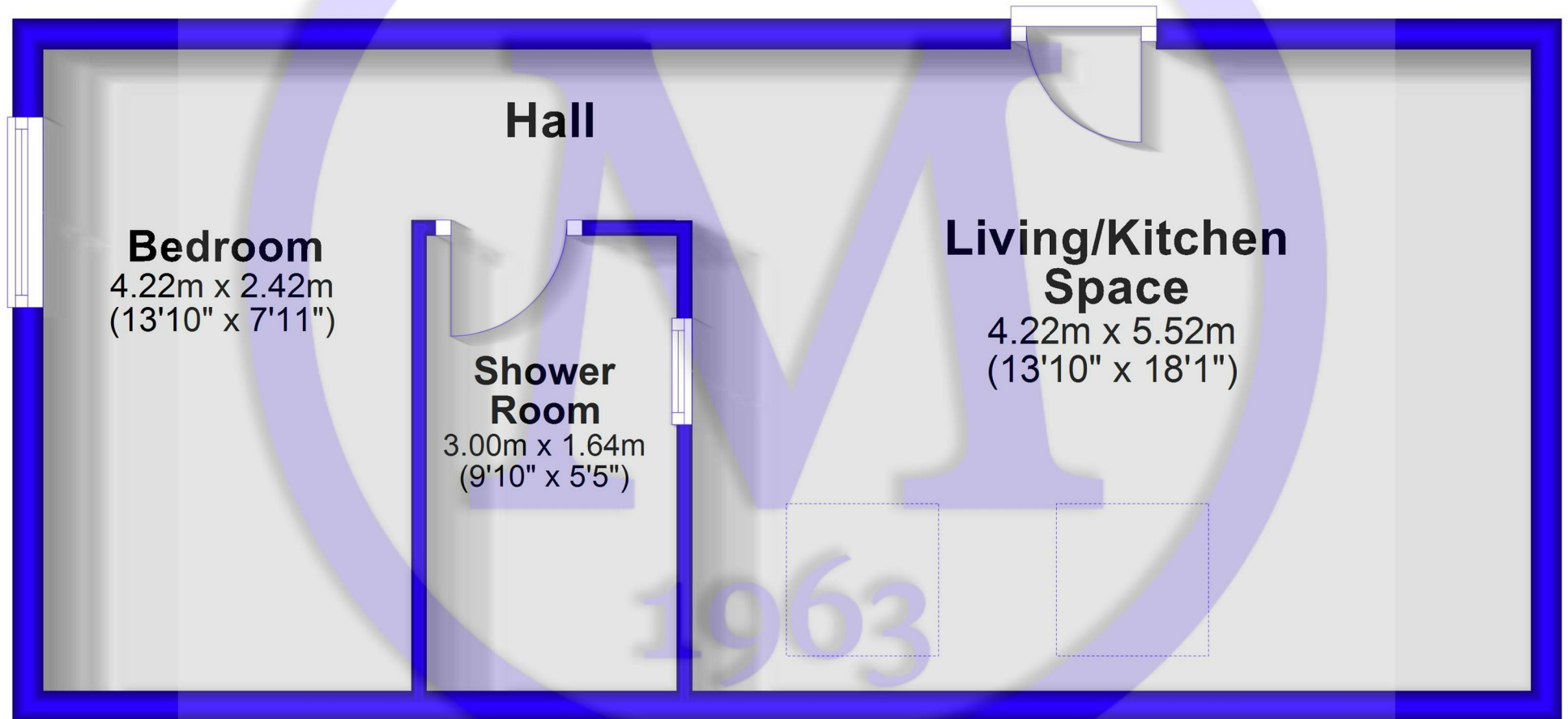
Mains electricity, water and drainage

Council Tax Band: A

Energy Performance Certificate (EPC) Rating: E

Ground Floor

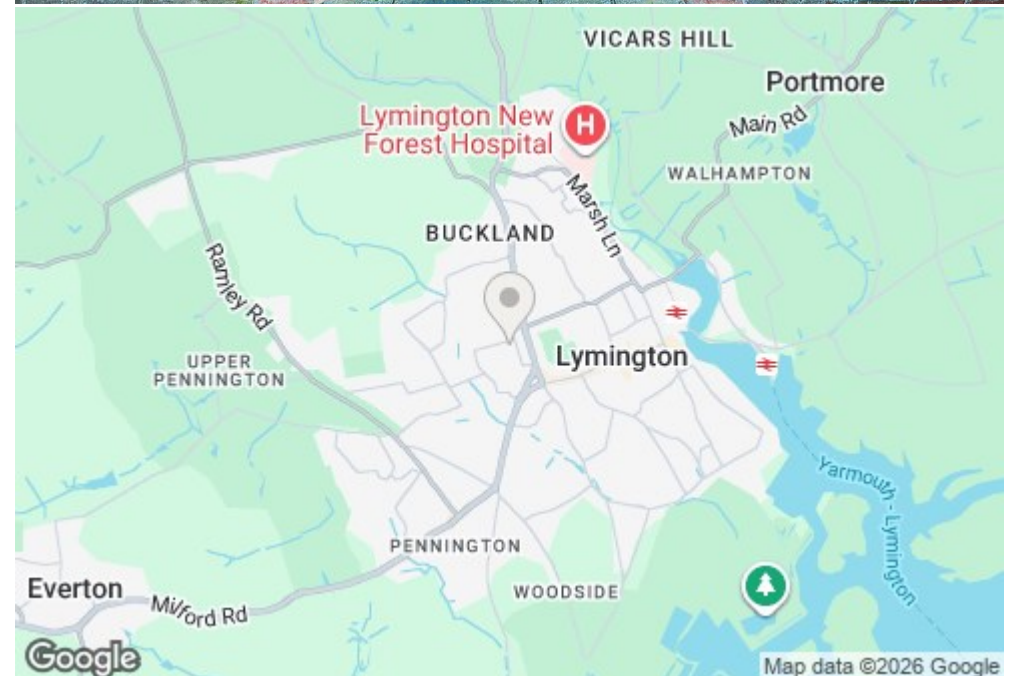
Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 41.3 sq. metres (444.6 sq. feet)

Situation

Lymington is a charming Georgian market town, renowned for its picturesque harbour and bustling Saturday market. Offering a vibrant mix of independent shops, cafes, and high-quality restaurants, Lymington exudes both character and convenience. The town is perfectly positioned on the edge of the New Forest National Park, providing easy access to beautiful countryside walks, cycling routes, and outdoor activities. With excellent transport links, including a mainline railway station connecting to London, as well as proximity to the stunning coastline, Lymington remains one of the most desirable places to live on the south coast.





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