



*2 The Warehouse, Western Road, Lymington, SO41 9HJ*

*£170,000*

**Mitchells**  
1963 — TODAY



*2 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 modern grey kitchen 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
- 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.

Stylish open planned living/kitchen space with ample room for living furniture and twin double glazed casement doors to the outside. The kitchen area has a good range of modern grey wall and base units with soft closing drawers and doors, a contrasting dark timber effect worktop, and an inset sink unit with a mixer tap. Integrated appliances include a Neff electric oven, hob, extractor, and Neff fridge. There is space for a washing machine, and under cupboard lighting.

Double bedroom with a high level automated window and timber effect flooring.

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 high level double glazed window.



## *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*

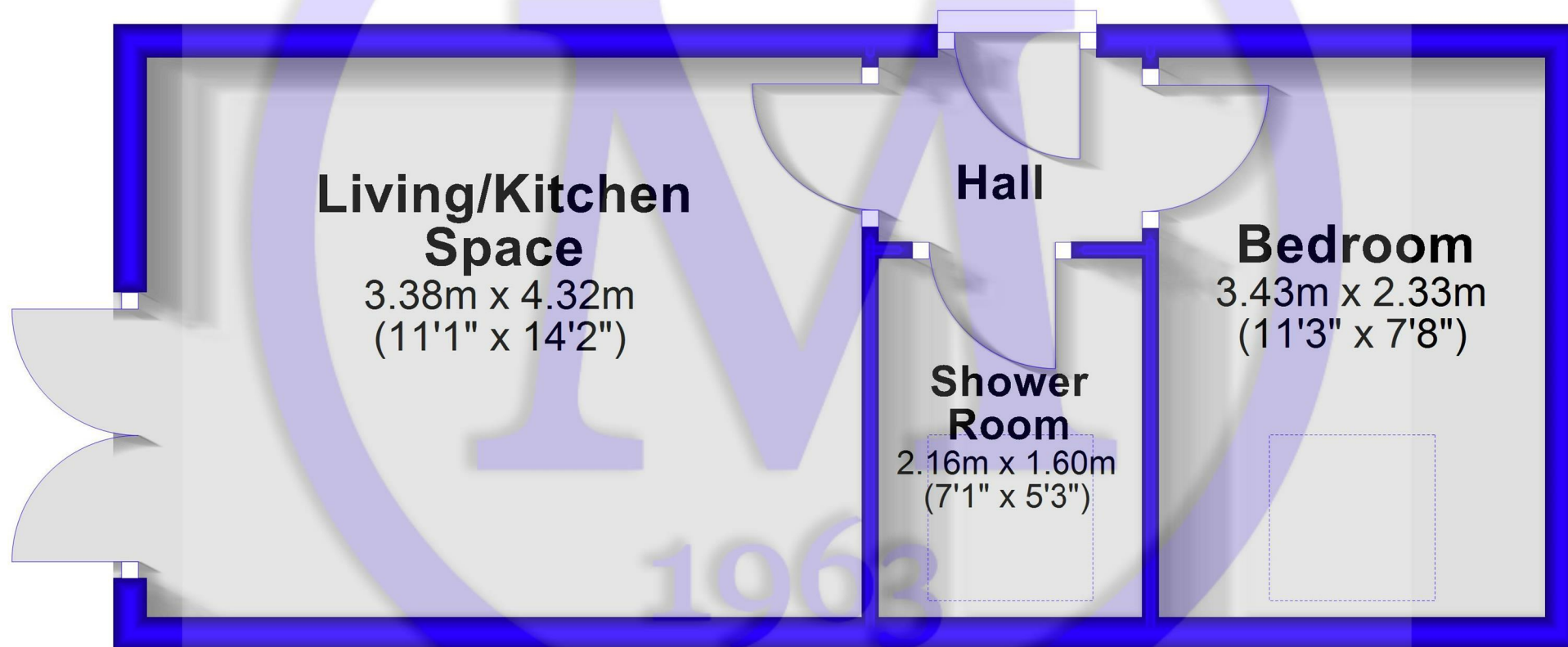
Mains electricity, water and drainage

Council Tax Band: A

Energy Performance Certificate (EPC) Rating: E

# Ground Floor

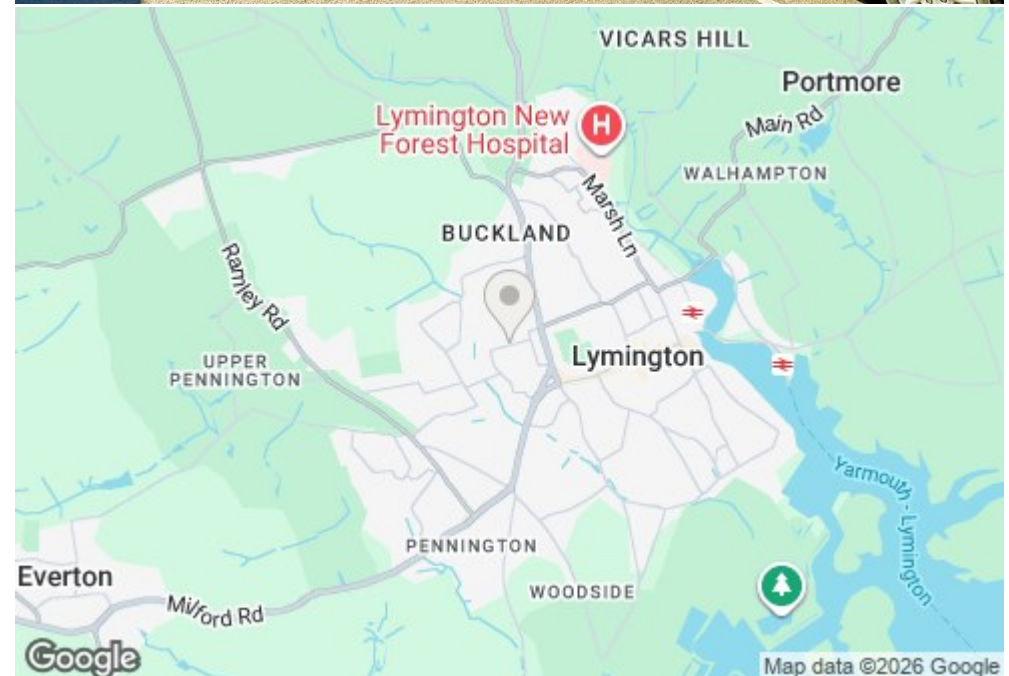
Approx. 28.7 sq. metres (308.5 sq. feet)



Total area: approx. 28.7 sq. metres (308.5 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.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

