



34 Almansa Way | Lymington | Hampshire | SO41

**WOOLLEY
& WALLIS**

Guide Price £525,000

A well presented spacious penthouse apartment, with two double bedrooms, a full length balcony and undercroft parking spaces situated in a well maintained development. Chain free.



PROPERTY DESCRIPTION

• OVERVIEW

A stylish penthouse apartment with two double bedrooms.

The apartment has a sunny east facing full length balcony with views over the water towards the Isle of Wight and with views of the Lymington River and the marshes.

The apartment benefits from the Penthouse Specification Package and underfloor heating throughout.

• THE PROPERTY

The accommodation comprises an open plan living kitchen/sitting/dining room.

The primary bedroom has an en-suite bathroom, built in wardrobes and doors onto the balcony.

The second bedroom has fitted wardrobes and doors onto the balcony. There is a shower room accessed off the hallway.

Approximately 65.6 sq.m (706 sq.ft) of accommodation.

• OUTSIDE

The spacious full length balcony has approximately 25 sq.m of outside living space.

The property has its own parking bays for up to 4 cars in an undercroft parking protected by automatic gates to the parking area.

On-street casual guest parking.



Situation

34 Almansa Way is a penthouse apartment in this popular and well maintained waterside development benefitting from both views towards the waterfront and the Isle of Wight and across Lymington River towards Walhampton.

The apartment is within easy reach of the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond, which offer plenty of opportunities for the water sports enthusiast.

Lymington High Street has a large range of shops and boutiques, supermarkets and restaurants, doctors surgeries, dentists and pharmacies.

Lymington train station is a short walk away and has a rail link to the main line station at Brockenhurst connecting to London Waterloo (under two hours away).

The M27 can be reached at Junction 1 or 2 and links to the M3 providing easy access to Winchester, Basingstoke and London.

There are many well regarded private and state schools close by including Lymington Infant and Junior school, Priestlands Secondary School, Walhampton Independent School and Ballard School.

Directions

From our office continue down Gosport Street and at the first roundabout turn right onto Bridge Road. Just after the railway crossing turn right onto Almansa Way. The property is a little way down on the right hand side.

Services and Council Tax

Mains electricity, gas, water and drainage.

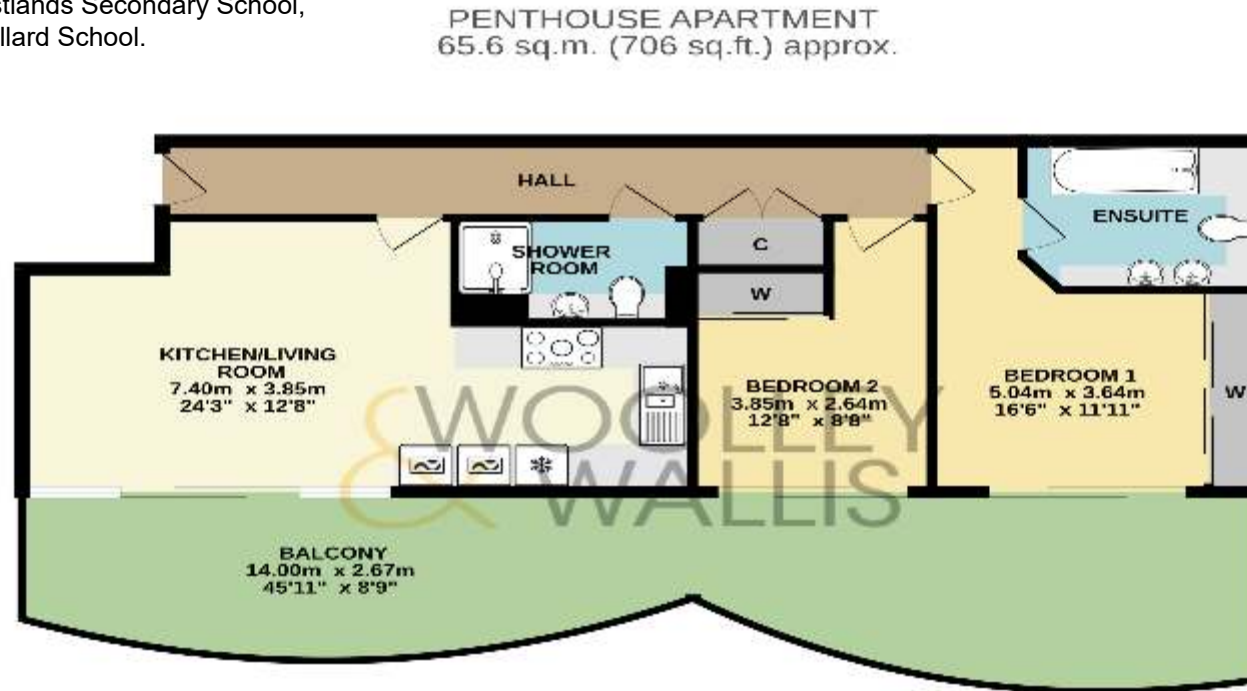
Council Tax Band: F

Lease Information

Lease Length: 125 years from 2015

Service Charge: £2,759.62 for year 2025/2026

Ground Rent: £275 per annum



BALCONY APPROXIMATE AREA: 25 SQM
TOTAL FLOOR AREA: 65.6 sq.m. (706 sq.ft.) approx.
Made with MyMapplan.com



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were amended in July 2025.

For more information please contact us:

24 Gosport Street | Lymington | Hampshire | SO41 9BE

01590 689878 | lymington@w-w.co.uk

w-w.co.uk

**WOOLLEY
& WALLIS**