



6 Hamilton Mews | Lymington | Hampshire | SO41

**WOOLLEY
& WALLIS**

Guide Price £320,000

A centrally located modern three storey townhouse with three double bedrooms and secure allocated undercroft parking. The property is being sold chain free.



PROPERTY DESCRIPTION

• OVERVIEW

A centrally located, modern three storey townhouse with three double bedrooms, a large kitchen/dining room and west facing sitting room.

The current owners had gas brought to the property and a gas central heating system installed.

• THE PROPERTY

The accommodation starts on the ground floor with bedroom three/study.

On the first floor there is a sitting room with a large sliding window and Juliet balcony, along with a separate spacious kitchen/breakfast room with a fully fitted kitchen.

On the second floor there are two well proportioned double bedrooms, both with built in storage and one with a small patio area with views over to Walhampton.

There is also a family shower room.

In all approximately 100.1sq.m (1078 sq.ft) of accommodation.

• OUTSIDE

There is a remote controlled electric door providing access to private garaging, with an allocated parking space.

There is also a secure lockable storage area and guest parking.



SITUATION

6 Hamilton Mews is centrally located, just off the bottom of the High Street and only minutes away from Lymington Quay and train station.

Lymington High Street boasts numerous high quality boutiques, restaurants, supermarkets, doctors' surgeries, dentists and pharmacies as well as the quaint cobbled street of Quay Hill.

The close proximity of Lymington Quay means it is the ideal place to moor your boat.

Lymington train station has a link to the main line station of Brockenhurst connecting to Weymouth, Winchester and London Waterloo (under two hours away).

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

Southampton, Parkway and Bournemouth airports provide easy and quick access to many domestic and international destinations.

There are many well regarded private and state schools within a short drive, including Lymington Infant and Junior Schools, Priestlands Secondary School, Walhampton Independent School and Ballard School.

DIRECTIONS

The property is located just off the bottom of Lymington High Street, marked by a For Sale board, next to our offices.

SERVICES

Utilities: Mains electricity, gas, water and drainage.

Council Tax: D

Heating: Gas central heating

Broadband: Ultrafast broadband speeds of up to 1000 mbps are available at this property.

EPC: Current: 72 Potential: 84

Tenure: Share of freehold

Lease term - 999 years from 25th March 1983, 956 years remaining (as at 2026).

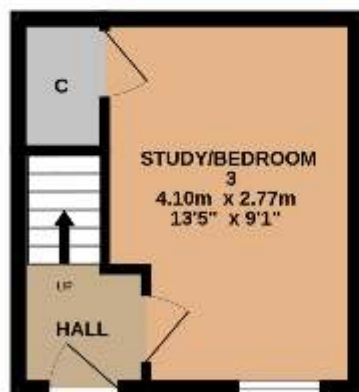
Maintenance - £900 per annum which includes buildings insurance, maintenance and garage lighting.

AST's and Holiday Lets: The lease has no specific restrictions on renting out the property on a long term let.

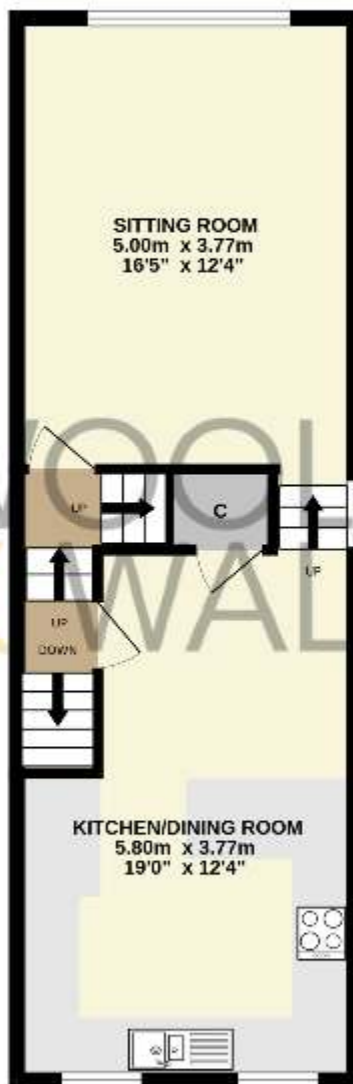
Parking: Covered allocated parking space



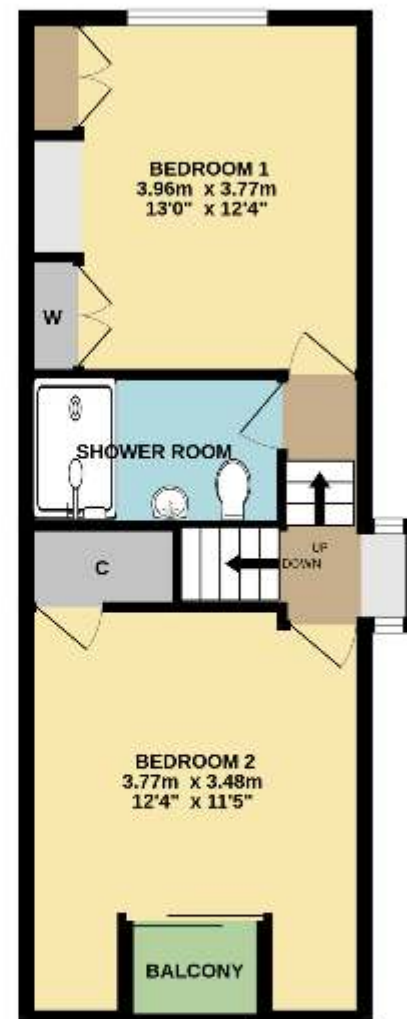
GROUND FLOOR
15.4 sq.m. (166 sq.ft.) approx.



1ST FLOOR
44.2 sq.m. (475 sq.ft.) approx.



2ND FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 100.1 sq.m. (1078 sq.ft.) approx.

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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 September 2026.

For more information please contact us:

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