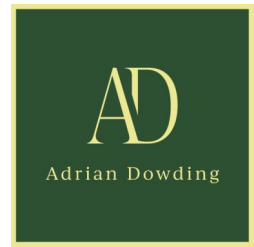


Adw03532/6/26



61 High Street, Fordingbridge, Hampshire SP6 1AS



A spacious, light and airy first floor flat well located centrally within the town, giving easy access to local amenities and the main bus route.

Hall, living room, kitchen, 3 double bedrooms and bathroom/WC. Gas fired central heating. Double glazing. No forward chain. Long lease. EPC band C.

Price: £150,000 Leasehold

Viewing: By arrangement with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

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Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band: B Amount payable 2026/27: £1806.68

Ground rent: £60 PA until August 2045 **Service charge/Management charge:** £480.00 per annum

Lease: The lease term is 999 years, from 1st September 1979

Services: Mains water, electricity, gas and drainage.

Location: The flat is located centrally within town, convenient for local amenities and the regular bus service to Salisbury and Bournemouth.

To locate: From our office in Bridge Street, turn left into the High Street and the property is located on the left hand side before reaching Provost Street. Access through a shared entrance giving access to one other flat.

The Town offers a good selection of independent shops and eateries, a post office & supermarket together with various facilities including public library & medical centre. The Fordingbridge infant, junior schools & the Burtle secondary school & sixth form centre are located on the north side of the Town.

Fordingbridge is well placed for easy access to a number of important centres with Salisbury some 11 miles, Ringwood & Bournemouth 7 & 18 miles respectively, all on the regular X3 bus service route, Southampton & the M27 connection at Cadnam about 19 & 8 miles. There are main line rail stations at Salisbury & Parkway (Eastleigh) for services to London Waterloo. The Town is close to the New Forest National Park boundary providing access to the heaths and woodlands for riding, cycling and walking.

61 High Street offers spacious accommodation on the first floor above a retail unit. The property benefits from double glazed uPVC windows and gas fired central heating. To the rear there are views over adjoining gardens and the River Avon beyond. An ideal purchase for a first time or investment buyer.

Outside staircase to shared entrance:

Hall: Built-in cupboard.

Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Living room: Brick fireplace. 2 radiators.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Space for washing machine, fridge and freezer.

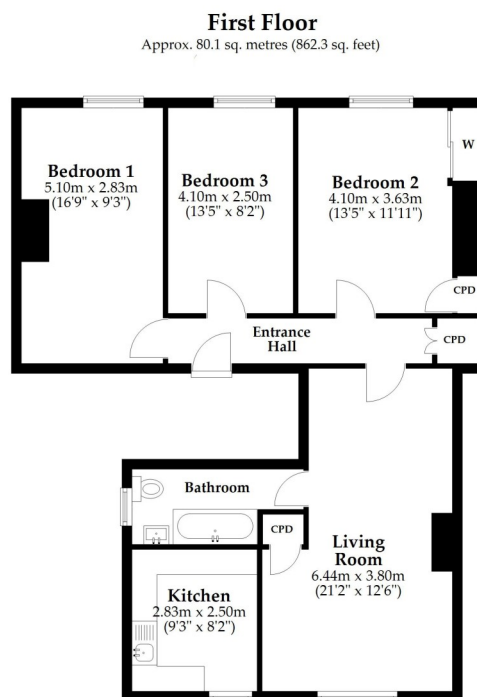
Bathroom: Panelled bath with glazed shower screen. Washbasin. WC. Radiator.

Bedroom 1: Radiator.

Bedroom 2: Built-in wardrobe and cupboard. Radiator.

Bedroom 3: Radiator.

Outside: The property is approached from the High Street via a locked access, with stairs giving access to the lobby shared by number 61 and 61a. Parking is available in the long stay carpark, a short walk away with annual parking clocks available for £240 a year (2026).



Total area: approx. 80.1 sq. metres (862.3 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

