Courtenay Place

Lymington, SO41 3NQ

SPENCERS
NEW FOREST

37 Courtenay Place

Lymington, SO41 3NQ

£595,000

A Neo-Georgian three bedroom town house situated in a popular location south of the High Street and close to all amenities. There is an easily maintained garden and a garage in a nearby block accessed via the rear gate. EPR: D

Situation

Courtenay Place is a peaceful, leafy and quiet neighbourhood, a very short walk from the centre of the beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour. Also within easy reach are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.

The Property

The recessed front doors open into the spacious entrance hall with a cloakroom and a useful understairs storage cupboard. The living/dining room is to the right and has a feature fireplace, a lovely bay window overlooking the front elevation and an archway leading through to the dining area. An open archway leads from the dining area through to the spacious garden room which has a door to the rear garden. The kitchen can be accessed from the hall, dining room and the garden room and is fitted with a modern range of wall and floor mounted units incorporating a double oven with microwave above, fridge/freezer and stainless steel sink.

Stairs lead to the first floor landing which provides access to three double bedrooms, a family bathroom and a separate shower room. There is the potential to create a further en-suite or walk-in wardrobe to the master bedroom.

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Outside

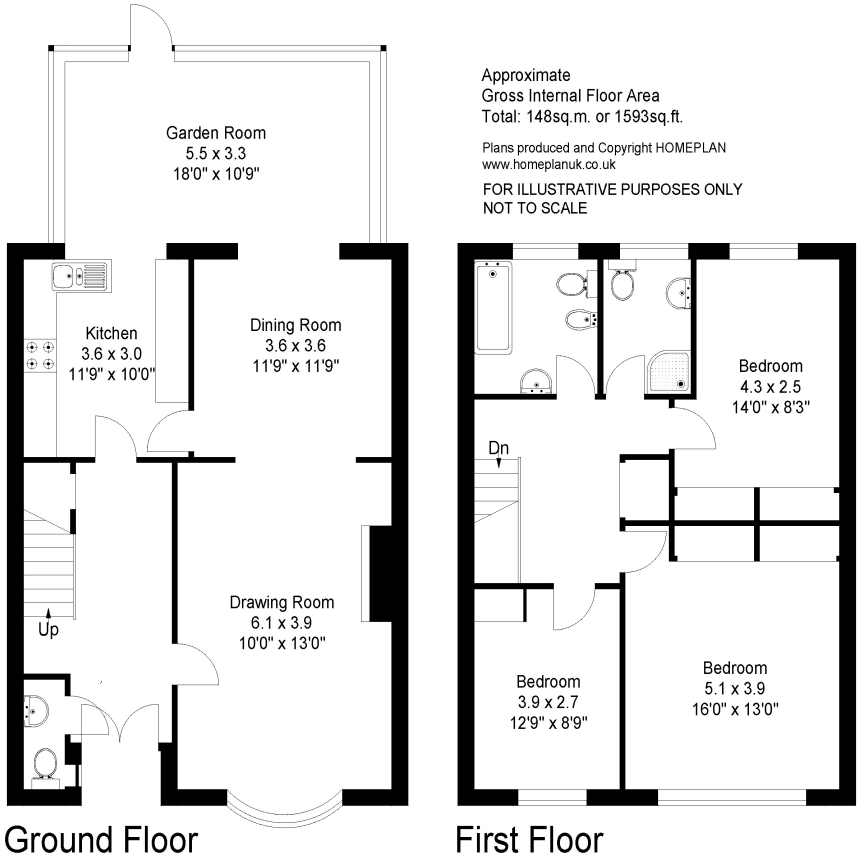
The rear garden is easily maintained as it is mainly paved and surrounded by mature flower borders stocked with a variety of shrubs and plants. There is a useful garden shed and a gate giving rear access to Courtenay Place as well as a garage in a nearby block.

Directions

From our office proceed to the top of the High Street and as you reach the one way system bear left into Belmore Lane. Proceed down Belmore Lane for approximately half a mile and the entrance to Courtenay Place will be seen on the left hand side. Continue into Courtenay Place and the property will be found at the end on the left hand side.

Services

Energy Efficiency Rating: Current 66 Potential 81
Council Tax Band: F
All mains services are connected.



Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position for you.

For more information please contact us:
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