



8 Brunswick Place

*Lymington, Hampshire, SO41 9EQ*

SPENCERS  
COASTAL





*A beautifully presented three double bedroom Mews house, positioned over three floors, which is located a few hundred yards from Lymington High Street.*

### The Property

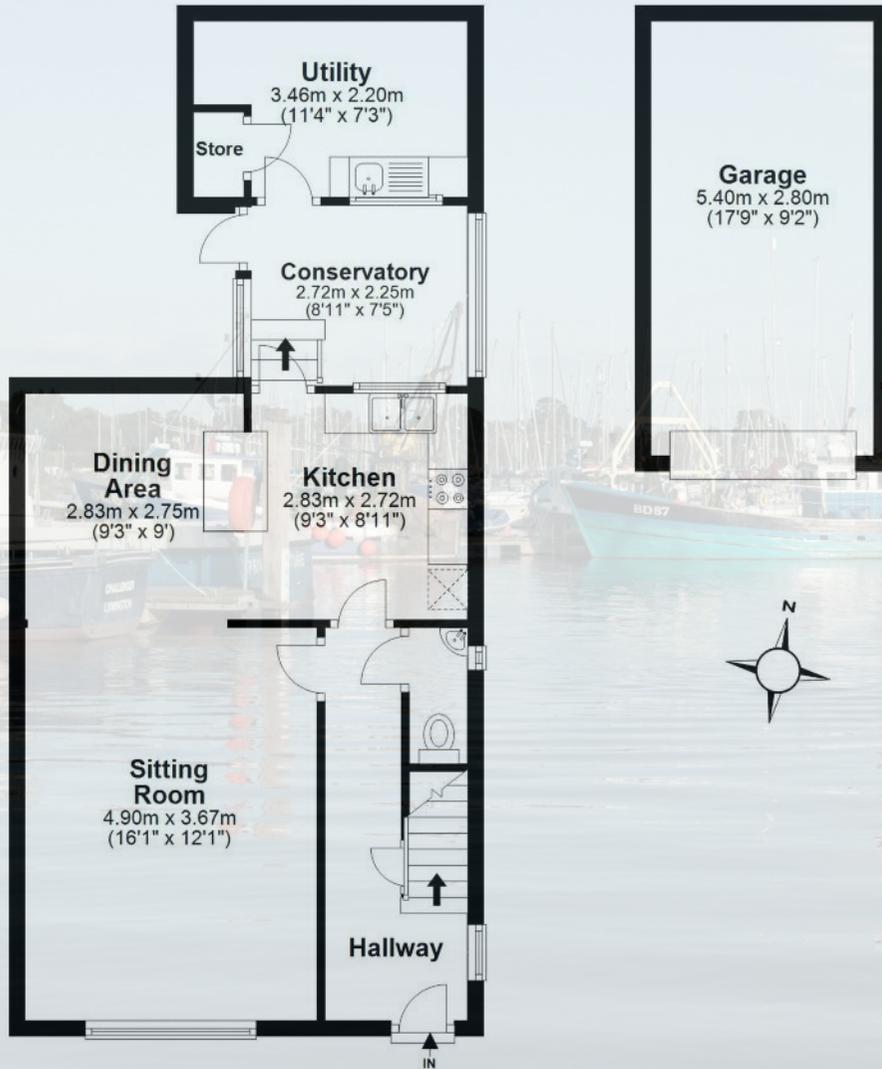
The front door opens in to the main hall with a side window, meter cupboard, cloakroom and stairs to the first floor. The spacious sitting room has a delightful front bay providing excellent natural light and a view of the south facing garden. The kitchen family room is positioned over looking the courtyard and has a range of fitted cupboards and granite work surfaces, breakfast bar, fitted gas hob, electric oven and extractor. There is space for a fridge freezer and an integrated dish washer. The breakfast bar provides separation to the large dining area with double doors providing a Juliette balcony over looking the courtyard. Wooden floors run the length of the ground floor. The Kitchen leads through to the rear conservatory, which in turn opens to the utility area with plumbing for a washing machine, further kitchen cupboards and excellent storage space.

**£595,000**



FLOOR PLAN

Ground Floor



Approx Gross Internal Area: 133.0 sqm / 1431.6 sqft

Garage (in separate block): 15.2 sqm / 163.6 sqft

Total Approx Gross Area: 148.2 sqm / 1595.2 sqft

First Floor



Second Floor





*The property has the benefit of a spacious kitchen family room, courtyard garden, single garage and an additional residents private parking.*

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### **The Property continued . . .**

Stairs rise to the first floor with a south facing window, airing cupboard and cupboards housing the gas boiler. There are two double bedrooms here one to the front and one to the rear, the larger of the two having fitted wardrobes and an ensuite shower room. The family bathroom with shower is adjacent to this room. Stairs rise to the third floor and to a light, bright triple aspect master bedroom room with far reaching sea views of the Solent, fitted cupboard and a contemporary white full bathroom suite.

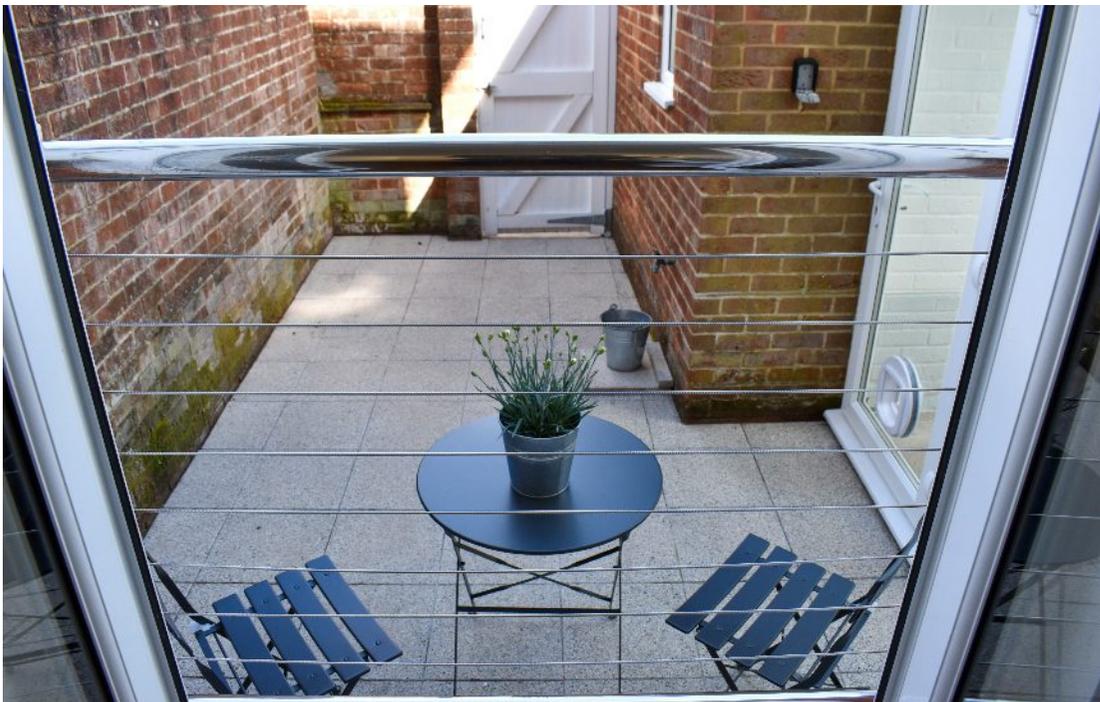
### **Directions**

From our offices in Lymington, turn left and proceed along the High Street and take the first turning left, just before Costa Coffee shop, into New Street. Take the second right in to Brunswick Place. The property can be found on the left hand side at the end of the close.



## Grounds & Gardens

The south facing front garden has been landscaped to provide a low maintenance area with colourful flower borders, fruit trees and mature plantings. There is a side gate to the rear which leads through to the courtyard which provides an ideal space for alfresco dining. There is a single garage in a block adjacent to the property plus informal parking.



## Situation

The house is within an easy short walk of all amenities including Lymington station, doctors surgeries and chemists, library, church and community centre. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour has 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 renowned restaurants and 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, the origins of which probably date back to the 13th century. To the north are the New Forest villages of Brockenhurst and 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 provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

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## Services

Tenure: Freehold

Property Construction: Brick faced elevations under a slate roof

Mains gas, electric, water & sewerage

Council Tax Band: E

Energy Performance Rating: C Current: 74 Potential: 87

Moderate mobile coverage via EE, Vodafone, Three & O2

Superfast Broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Conservation Area: No

Flood Risk: No risk

## Important Information

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 efficient working order or fit for 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 fittings, 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 to you.



For more information or to arrange a viewing please contact us:

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