



4 Temple Court

School Lane, Lymington, SO41 9PD



SPENCERS



A smart three bedroom mews townhouse centrally located behind the Lymington High Street. The property is arranged over three floors to create spacious and versatile living accommodation with a west facing balcony, courtyard garden and covered parking.

The Property

The front of the Mews house opens in to the hallway with space for coats, boots and brollies. The lounge is East facing with a spacious under stairs cupboard, space for both dining and seating and double doors opening on to the courtyard.

The kitchen /breakfast room offers a sunny aspect with a range of fitted worktops and units with a built in fridge freezer, dishwasher, washer dryer, oven and hob. The ground floor benefits from underfloor heating. Stairs rise to the first floor to the guest room with a Juliette balcony and an ensuite shower room.

The landing offers a good sized airing cupboard and access through to the second double bedroom on this floor. This room is a good size with space for wardrobes and a desk or chest of drawers. In addition there is a family bathroom suite with wc, wash hand basin and panelled bath.

From here stairs rise to the second floor and the impressive primary double bedroom. This is a lovely light and sunny room with six velux windows, a walk out balcony with west facing views, ideal for morning coffee and space for both sofas and bedroom furniture. Across from this bedroom is a shower room with basin.



£549,950

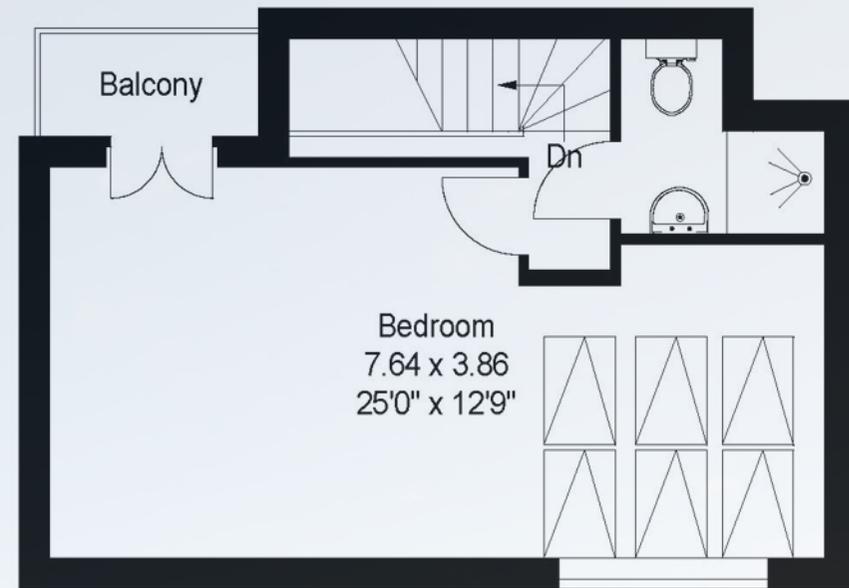


FLOOR PLAN

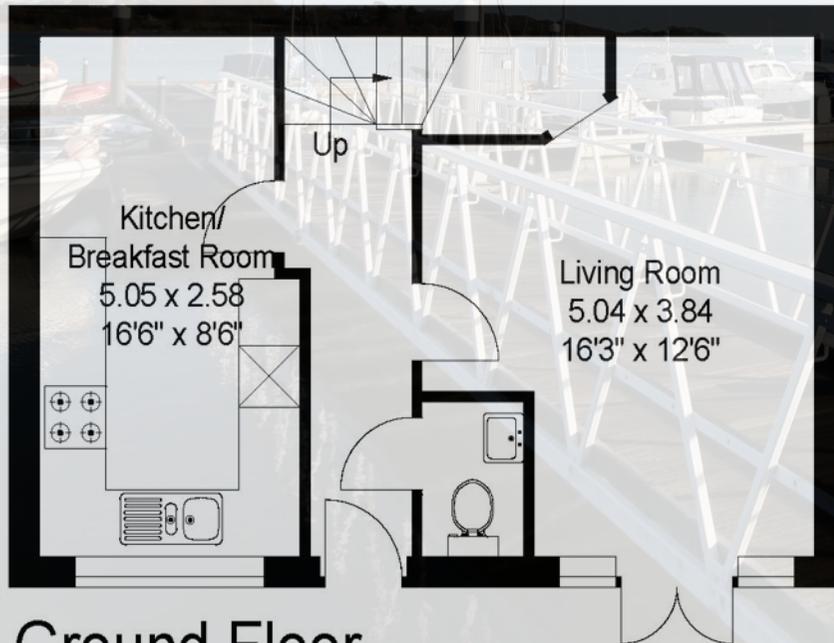
Approximate
Gross Internal Floor Area
Total: 112sq.m. or 1206sq.ft.

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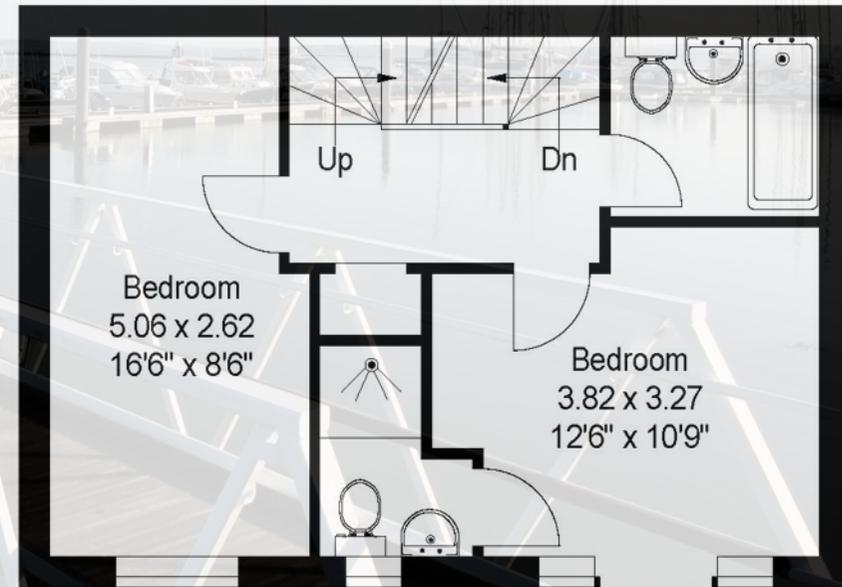
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Second Floor



Ground Floor



First Floor



Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 78 Potential: 89

Leasehold carport, originally a 999 year lease. Common driveway area. Section of pathway owned by each resident, with right of access for other residents.

Amount payable: Approximately £250 quarterly to cover cleaning, hedge cutting, insurance of common areas, general maintenance .

Services: All mains services connected

Heating: Gas fired central heating

Flood Risk: Very low

Property construction: Standard Construction

Conservation Area: Lymington

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

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Directions

From the High Street continue down the hill and take the first turning on your left hand side into New Street. Follow this road along a short distance and take the first turning on your left hand side into School Lane. The property can be found half way along on the left hand side with parking in the mews.





Grounds & Gardens

There is a delightful private courtyard to the front of the Mews with a discreet seating area, bike store, various colourful plantings, shrubs and bushes. The private Mews runs from School Lane through to the high street via a private residence gate providing convenient access to shops and amenities.

To the front of the Mews there is a private covered allocated parking area.

Situation

The property is situated in the beautiful Georgian market town of Lymington and is within a short walking distance of its cosmopolitan shops 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. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturday a market is held in the High Street, the origins of which probably date back to the 13th century.

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 90 minutes.



Important Information

Spencers 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.



LYMINGTON QUAY

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