



10 Courtenay Place

Lymington, SO41 3NQ



SPENCERS





A beautifully appointed three-bedroom, two bathroom Neo-Georgian townhouse, located just a short walk from Lymington High Street, offering easy access to local amenities, Woodside park and the marinas. The spacious home has a lovely lounge, dining room, fitted kitchen, courtyard garden and a garage.

The Property

Upon entering through the recessed front doors, you are welcomed into a spacious entrance hall featuring a cloakroom and a practical understairs storage cupboard. To the right, the generous living room boasts a charming bay window overlooking the front elevation, a feature fireplace, and an open archway seamlessly connecting to the dining area.

From the dining area sliding doors opens into a bright and inviting sun room, offering delightful views over the south-facing courtyard garden. The modern kitchen, accessible from both the hall and dining room, is fitted with a stylish range of wall and base units, work surfaces, a double oven, integrated fridge/freezer, dishwasher, and washing machine. A door from the kitchen provides direct access to the private courtyard.

£595,000

 3  1  2

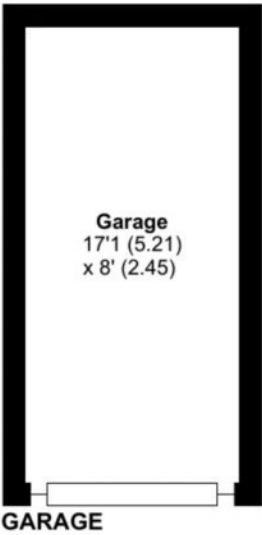
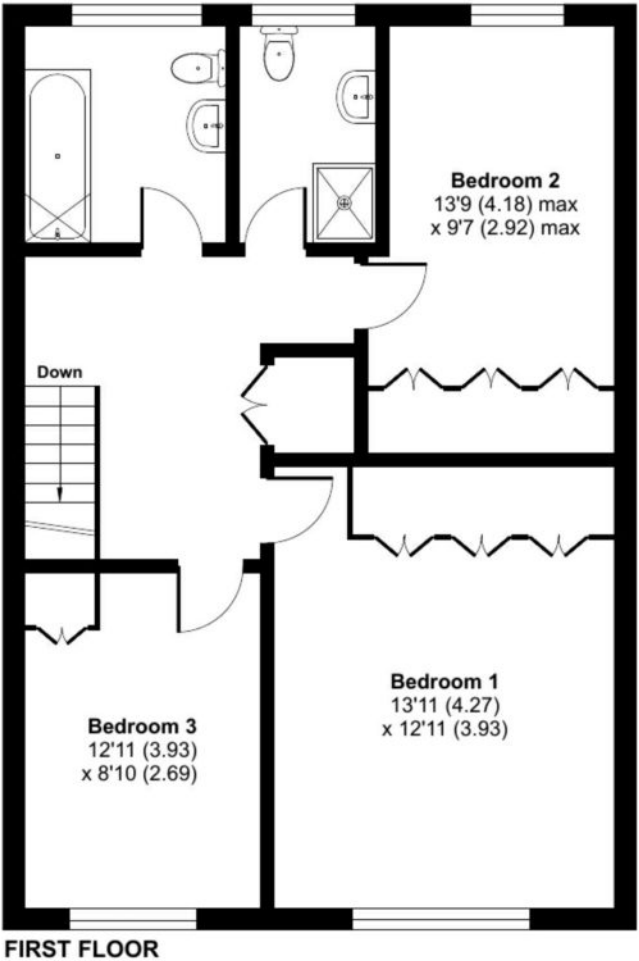
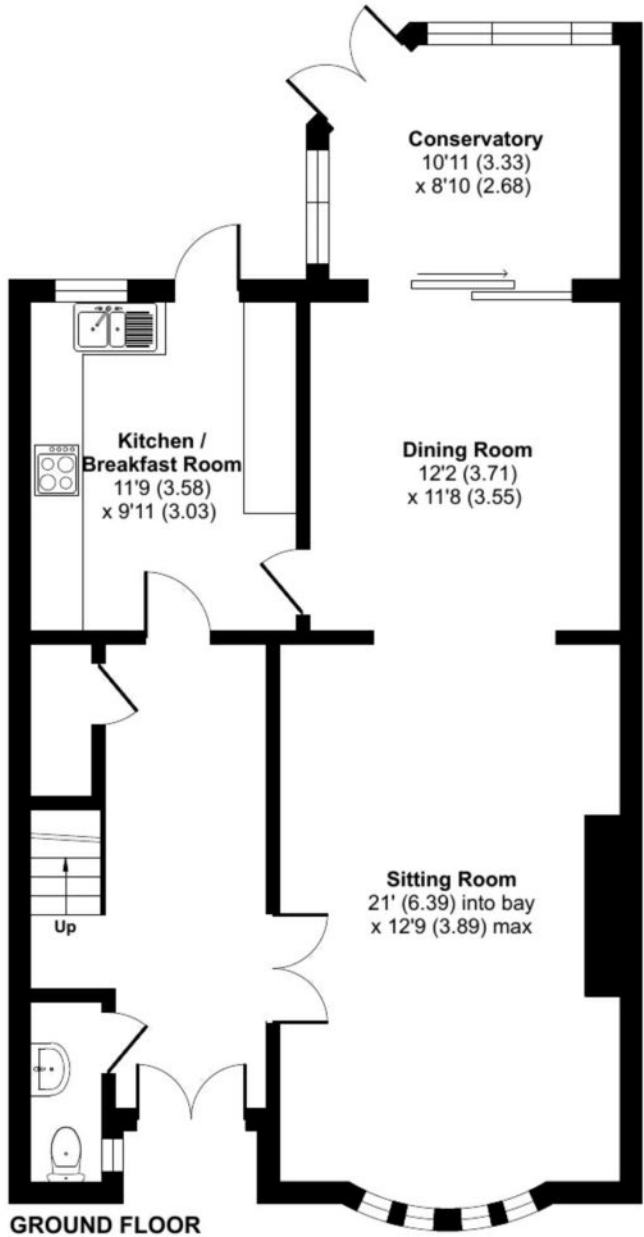
Courtenay Place, Lymington, SO41

Approximate Area = 1549 sq ft / 143.9 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1686 sq ft / 156.6 sq m

For identification only - Not to scale





“

Courtenay Place is a peaceful, leafy and quiet neighbourhood.

The Property continued . . .

Upstairs, the first-floor landing leads to three double bedrooms, a family bathroom, and a separate shower room. The spacious principal bedroom features fitted wardrobes and overlooks the garden, while the second bedroom is also a large double. The third bedroom makes an ideal guest room or home office, offering flexible living options.

Grounds & Gardens

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.



Situation

Courtenay Place is only 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.



Directions

From our office proceed to the top of the High Street and as you reach the one way system (and just before it) 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 bear right and the property is directly in front of you.



Services

Tenure: Freehold

Council Tax: F

EPC: D Current: 68 Potential: 81

Estate Management Charges: £490 per annum for maintenance of the front gardens

Property Construction: Brick elevations

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. superfast broadband with download speeds of up to 80mbps available at this property (ofcom).

Parking: Garage, communal parking (no allocated space)

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.



For more information or to arrange a viewing please contact us:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk