



**3 Britannia Place**

*Mill Lane, Lymington, SO41 9AY*



**SPENCERS**





*A very well presented contemporary townhouse offering stunning views across the Lymington River to the Isle of Wight with a balcony, garden, a garage and off street parking space.*

### The Property

This exquisite home offers modern convenience alongside a quintessential coastal lifestyle. Access to both the off-street parking space and the integral garage are easily reached from both the road and the house, with stone steps leading up to the front door. The hallway opens into a staircase hall with a striking curved staircase providing access to all levels, including a second and third floor, as well as the basement. On the first floor, the spacious kitchen and dining room boast a contemporary design, featuring sleek modern cabinetry and built-in appliances. The kitchen also benefits from stylish wall and floor-mounted cabinetry. From the dining room, French windows open out onto a private balcony with views over the boatyard and stretching across the Lymington River towards the Isle of Wight. Flowing effortlessly from the kitchen is the sitting room, a perfect space for relaxation, with a feature gas fireplace and twin French windows lead out to a private, south-west-facing courtyard garden.

**£850,000**



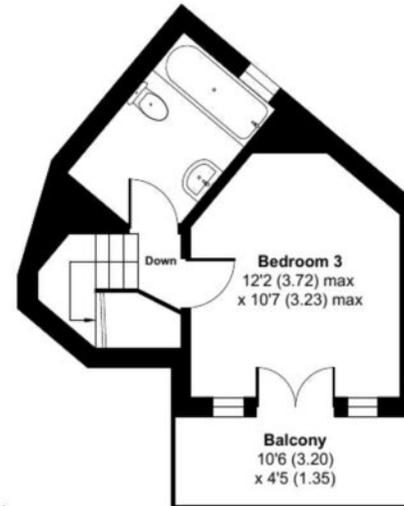
# 3 Britannia Place, Mill Lane, Lymington, SO41 9AY

Approximate Area = 1337 sq ft / 124.2 sq m

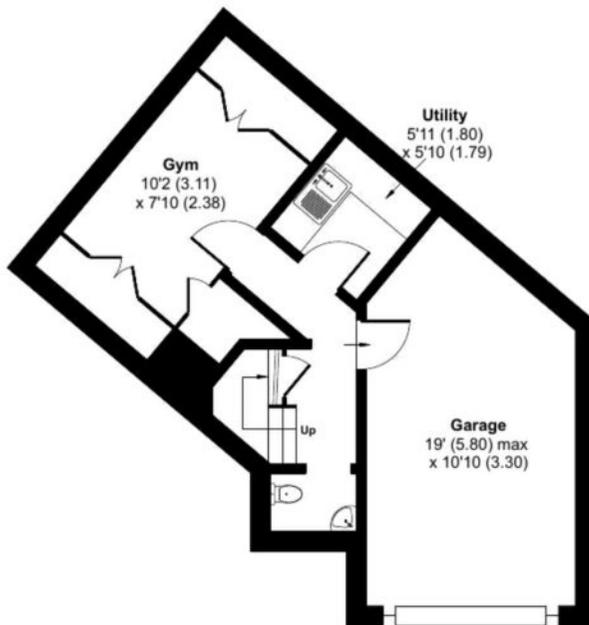
Garage = 178 sq ft / 16.5 sq m

Total = 1515 sq ft / 140.7 sq m

For identification only - Not to scale



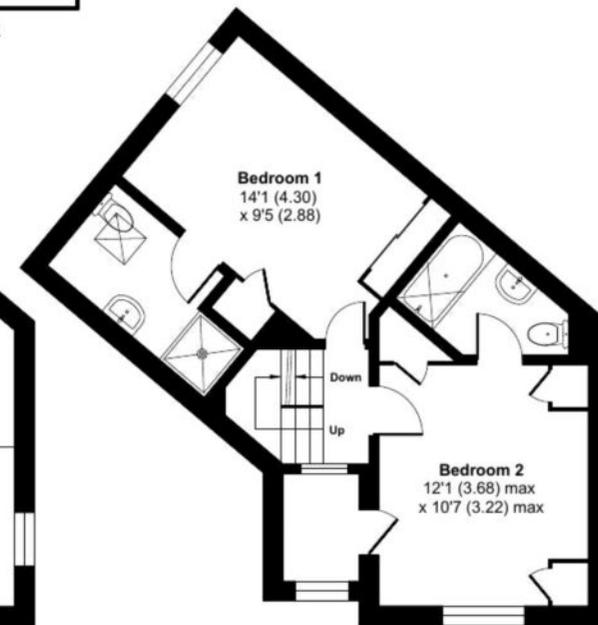
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR





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*Ideally located, it is just a short walk from Lymington's historic quay, marinas, the train station and the High Street, providing both modern comfort and easy access to local amenities.*

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

The basement level offers a variety of functional spaces, including a gym, cloakroom, utility room, and a door leading to the integral garage. The second floor hosts the principal bedroom, complete with magnificent views over the boatyard and a luxurious en suite bathroom as well as a separate study area. A second bedroom on this level also enjoys the convenience of an en suite shower room. On the top floor, a versatile third bedroom doubles as a sitting room and opens onto a covered balcony. From here, the views become even more impressive, sweeping out over the water. This floor also features a family bathroom.

### **Directions**

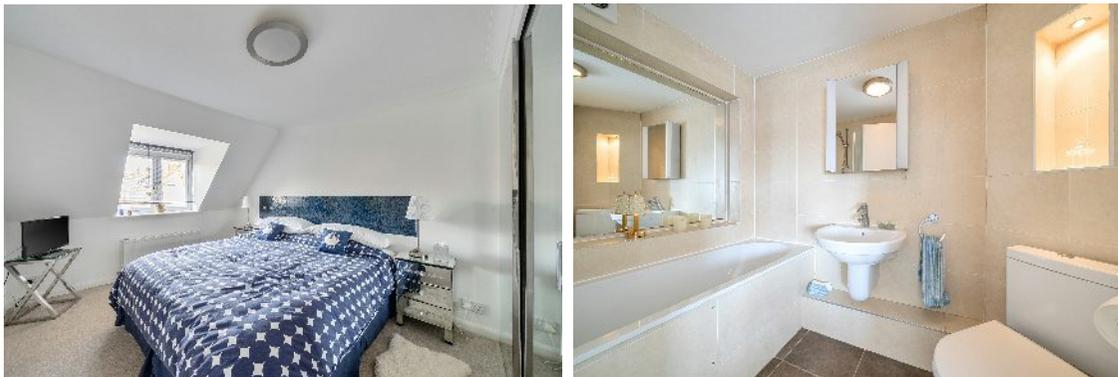
From our offices in the High Street, proceed down the High Street, turning left at the bottom into Gosport Street, take the first turning on the right into station road. Follow the road to the end and turn right onto Mill Lane. The property will be found on the right hand side.



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

### **Situation**

The property is situated in the beautiful Georgian market town of Lymington and is a moments walk from the High Street, Station, Town Quay and Marinas. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park. To the north, is the New Forest village of Lyndhurst and Junction 1 of the M27, which links to the M3 giving access to London. There is a branch line link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.



### **Grounds & Gardens**

To the rear, the beautifully landscaped south-west-facing courtyard garden provides the perfect space for relaxation. A pedestrian gate from the garden offers access to a private courtyard with secure electric gates, leading to an off street parking space exclusive to the property.





## Additional Information

Tenure: Freehold

Council Tax: G

Energy Performance Rating: D    Current: 63    Potential: 68

Property Construction: Brick elevations with slate roof

Heating: Gas central heating

Utility Supplies: Mains gas, electricity, water and drainage

Broadband: ADSL copper-based phone landline. Ultrafast broadband with download speeds of up to 1000mbps is available at this property

Parking: Garage and one allocated space within communal car park

## Important Information

Spencers of Lymington 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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