



45 Courtenay Place *Lymington, SO41 3NQ*

SPENCERS
COASTAL





A beautifully appointed three-bedroom Neo-Georgian townhouse, recently renovated to include an open-plan family kitchen room. This charming home is conveniently located just a short walk from Lymington High Street, offering easy access to local amenities, woodside park and the marinas.

The Property

A Georgian style porch welcomes you as you enter through the large door into a well-lit hallway. To one side of the hall, there is a cloakroom, and directly ahead are the stairs leading to the first floor, with a large storage cupboard cleverly situated under the stairwell. The hall flows seamlessly into a spacious and light-filled living room. This room features a south-facing window that overlooks the front gardens, and an electric log burner fireplace adds a cozy touch.

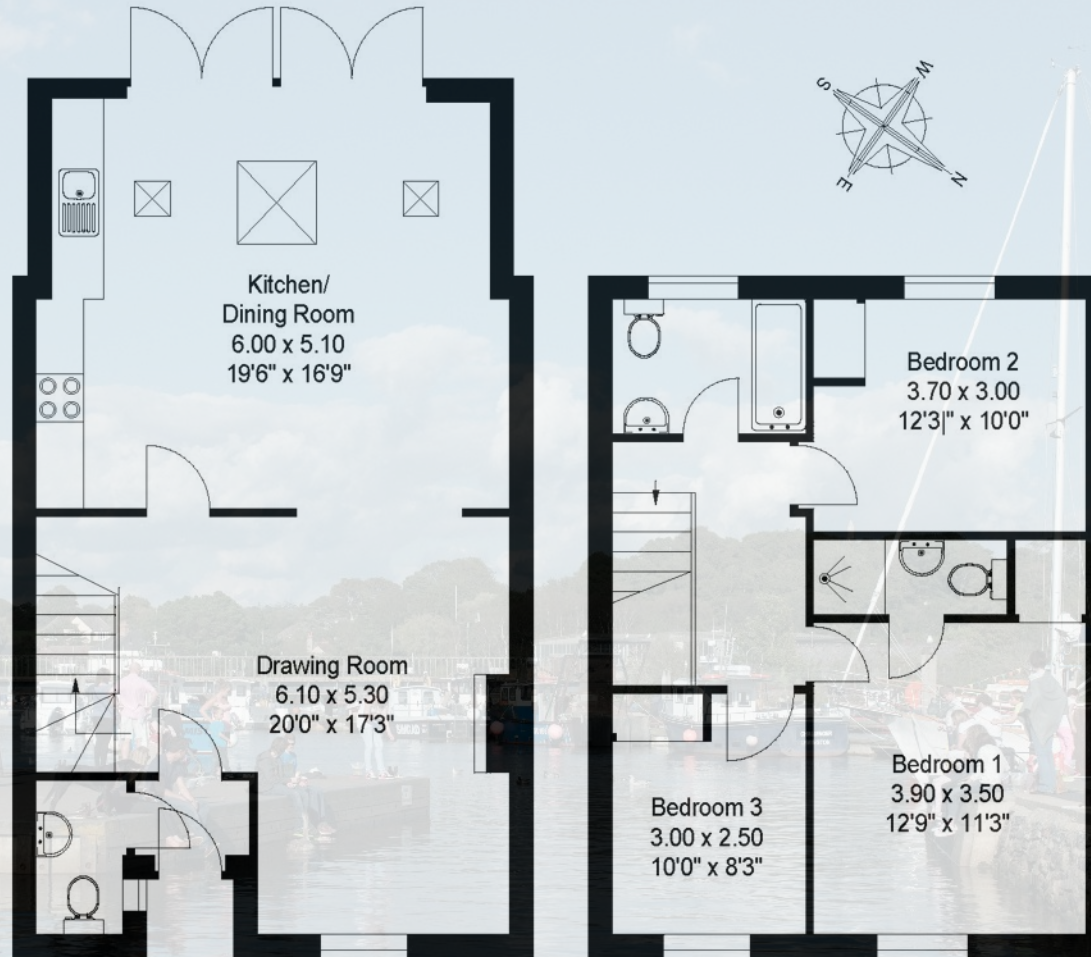
The living room naturally extends into the open-plan family kitchen room, which has been thoughtfully extended. This bespoke kitchen includes a range of fitted cabinets, and the oven with gas rings is neatly integrated. There is also space for a large American-style fridge freezer. The kitchen and dining area are enhanced by bi-fold doors that open onto the courtyard garden, creating a perfect blend of indoor and outdoor living.

From the reception hall, stairs lead to the first-floor accommodation. The master bedroom, overlooking the front aspect, benefits from an en suite shower room, built-in storage, and fitted wardrobes. The family bathroom is well-appointed with a bath and shower attachment, a wash hand basin with storage below, a low-level WC, a storage cupboard, and complementary tiling. Additionally, there are two further good-sized bedrooms. The third bedroom is currently being used as a walk-in wardrobe, providing ample storage solutions.

£630,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 109sq.m. or 1173sq.ft.

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NOT TO SCALE



Grounds & Gardens

Outside, A walled courtyard garden provides a sunny and private space, perfect for relaxing and entertaining. It also features a gate with access to the garage which is located in a block to the rear of the property.

The Situation

Courtenay Place is a peaceful, leafy and quiet neighbourhood 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 and the property is on your left hand side. The property will be clearly numbered.

Services

Energy Performance Rating: C Current: 74 Potential: 86

Council Tax Band: E

All Mains Services Connected

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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