



1 Solent Place

Bath Road, Lymington, SO41 3RU

SPENCERS
COASTAL





A classic, period three bedroom Georgian town house with a stunning contemporary interior presented in good condition and situated moments from the Town Quay. The property has a parking space to the front of the house and is ideal for purchasers wishing to embrace Lymington life by combining a comfortable base in the heart of town.

The Property

A classic town house of period origins positioned in the heart of the Town Quay. The house has enjoyed a comprehensive program of renovation and refurbishment over recent years. Our client has sympathetically retained the character of this home whilst introducing contemporary styling. The accommodation is arranged over four floors giving the house a versatile arrangement of rooms and extends to approx 1,670 sq/ft.

The ground floor has under floor heating throughout. There is a bespoke kitchen/dining room which is fitted with a range of contrasting soft-close modern units. There is also a range of integrated appliances. To the rear of the kitchen/dining room there is access to the completely walled rear garden.

£795,000



FLOOR PLAN

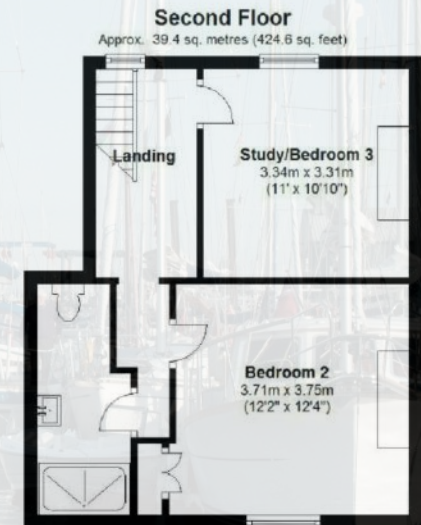
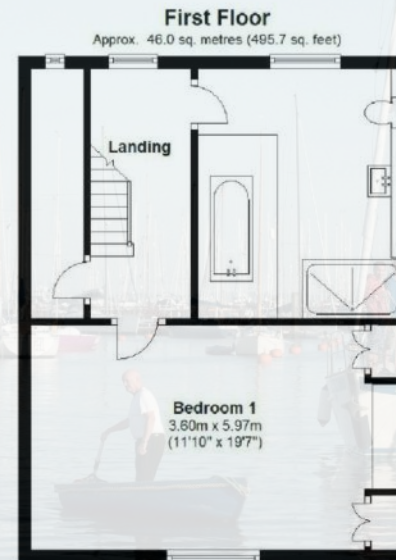
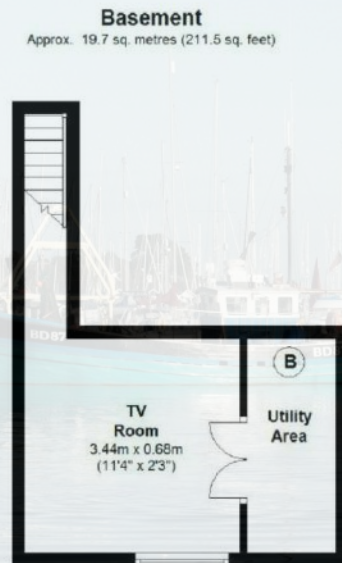
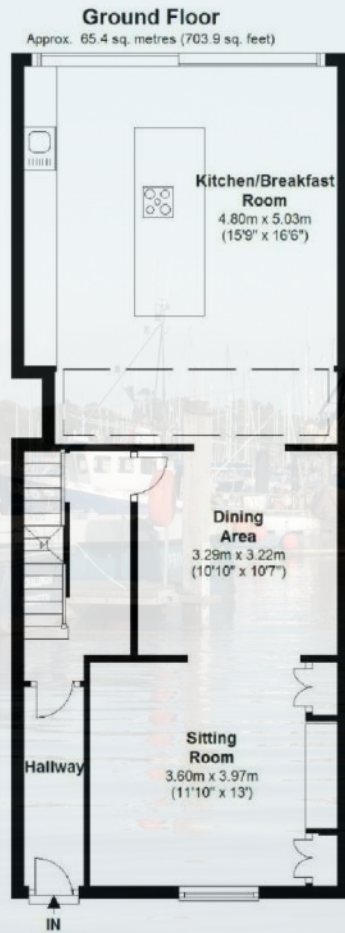


Illustration for identification purposes only; measurements are approximate, not to scale.

EPC South Coast Surveys
Plan produced using The Mobile Agent.

1 Solent Place



There is an extremely well planned exterior courtyard and entertaining area, accessed through a wall of glazed doors in the kitchen/dining room.

The Property continued . . .

There is an elegant reception room with exposed timber flooring. There is a feature inset contemporary burner. The room opens to a further area which can serve purpose as a sitting or dining room. A stairwell descends to the lower level where there is a snug/family room and ample space for casual seating. There is also a utility area which has plumbing for a washing machine and space for a dryer. To the first floor is the spacious principal bedroom with original character features including high ceilings, sash windows and a beautiful fireplace. Fitted wardrobes offer useful storage space and there is a contemporary bathroom suite with separate walk in shower. A useful dressing/storage room is also located on the first floor. Stairs continue to the second floor with two further double bedrooms and a shower room with WC. There is a loft hatch on this floor which leads to a fully boarded spacious loft offering potential for conversion subject to the necessary planning permissions.

Situation

The beautiful Georgian market Town of Lymington with its cosmopolitan shopping and picturesque harbour is within a few minutes stroll of the property. Also within walking distance are the two large, deep water marinas and sailing clubs for which the Town has gained status as a world renowned sailing resort. There is also the 1833 open air seawater lido for public bathing nearby and impressive walks along the sea wall and nature reserve.



Grounds & Gardens

To the front of the house there is off street parking. This provides parking for one car and there are nearby further facilities for overspill guest parking. To the rear of the house is a lovely, walled garden which has been landscaped in a courtyard style. The mezzanine levels allow for an alfresco dining and there is a feature raised fire stove/barbeque. A large 'outhouse' to the rear of the courtyard offers a useful storage solution for bikes etc.

The Westerly orientation of the garden is ideal for an evening sundowner and surrounding wall lighting creates a lovely evening environment.



Directions

From our office in Lymington proceed along the High Street and directly opposite St Thomas Church, turn left onto Church Lane. Continue along Church Lane passing a historic serpentine wall and turn left into Grove Road. Proceed to the end of Grove Road passing Grove Gardens on the left and continue straight into Nelson Place. Continue along Nelson Place bearing right into Bath Road and the property can be located on the right hand side, just before the chandlery. These above directions are for vehicular access. For pedestrian access the property is situated a stone's throw from Lymington Quay at the bottom of the High Street.



The town offers an excellent range of schooling, both state and private, catering for all ages.

Services

Energy Efficiency Rating: Grade II Listed
Council Tax Band: F
All mains services are connected

Points of interest

Lymington Quay	0.1 miles
Bath Road Slipway & 2 Sailing Clubs	0.2 miles
Waitrose Lymington	0.9 miles
Priestlands Secondary School	1.4 miles
Walhampton (Private School)	1.3 miles
Brockenhurst Train Station	5.0 miles
Brockenhurst Tertiary College	5.3 miles

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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencerscoastal.com

www.spencerscoastal.com