



35 Ainslie Place

*Lymington, SO41 9PX*

SPENCERS  
COASTAL





*This charming town house with river views is beautifully presented with accommodation over two floors featuring two spacious double bedrooms. Its modern, open plan living design offers a delightful atmosphere complemented by an outdoor patio area and secure underground parking.*

## The Property

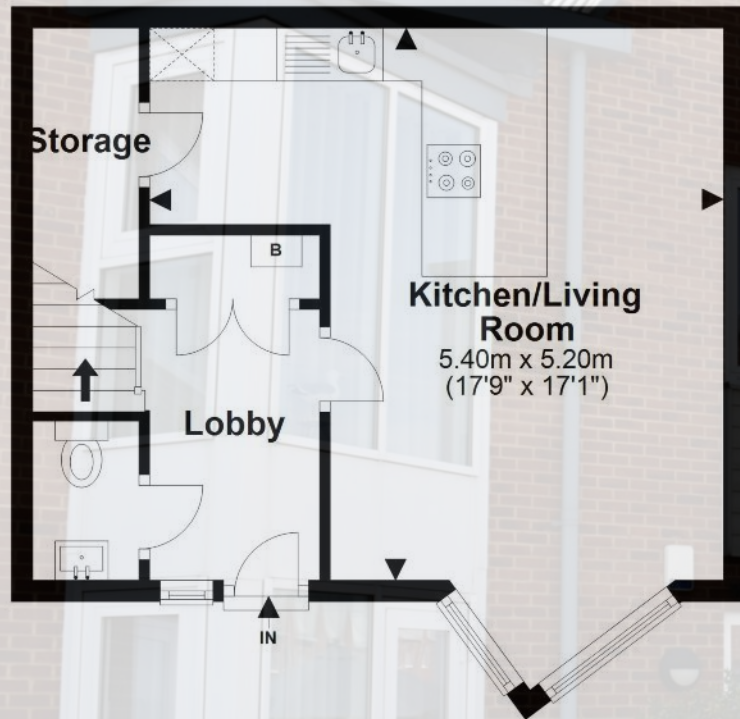
Upon entering the property, you are greeted by a bright and spacious hallway. From here, you will find doors leading to a modern cloakroom with a white suite, a double built-in storage cupboard housing the boiler, and space and plumbing for a washing machine. The property features an open plan living room with floor to ceiling windows and seamlessly flows into the kitchen/dining area, creating an ideal space for entertaining. The kitchen is equipped with a contemporary range of soft-close base cupboards and drawers, complemented by matching eye-level units with under lights. It also features a breakfast bar, a stainless steel one and a quarter bowl drainer sink unit with a mixer tap, a stainless steel Siemens oven with a four-ring induction hob and an extractor hood. There are further integrated Siemens appliances, including a dishwasher, microwave oven, and fridge/freezer, further enhancing the kitchen's functionality. Additionally, there is a convenient pantry/cupboard that provides extra storage space.

**£430,000**



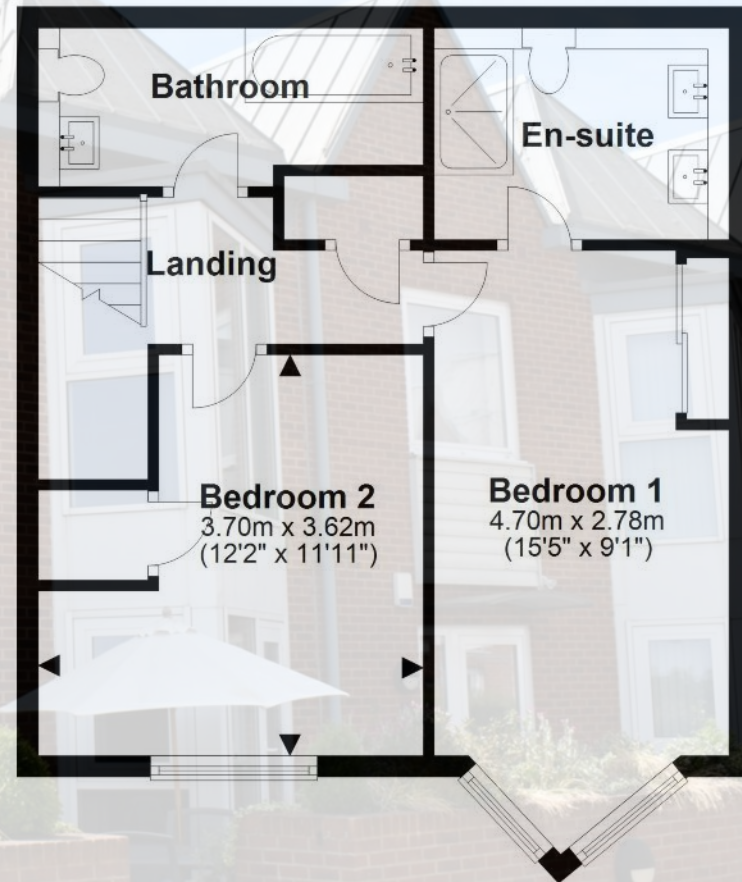
## Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



Total area: approx. 80.3 sq. metres (863.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



*Situated just a short stroll away from the quay, marina, and Lymington High Street, this property provides convenience and accessibility. Moreover, it is available without any onward chain.*

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

A staircase from the hallway leads to the first floor, where you will find two spacious double bedrooms, both of which boast fitted wardrobes. The main bedroom benefits from a generously sized modern en-suite shower room, which features two luxurious white Villeroy & Boch basins with matching vanity units and a walk-in Aqualisa shower. The main bedroom also offers a full-height bay window that showcases breathtaking views of the river and the Isle of Wight. Bedroom two is served by a family bathroom, complete with a Villeroy & Boch suite and an Aqualisa shower over the bath. Underfloor heating throughout the property, double glazing, and an air filtration system are additional features that contribute to the property's comfort and convenience. Moreover, there is a remaining NHBC guarantee in place until September 2027.

### **Situation**

The house is conveniently located within a short walking distance of the charming market town of Lymington, renowned for its Saturday market and picturesque harbour. Lymington offers a variety of independent shops, including upscale designer boutiques, and is surrounded by the breathtaking natural landscapes of the New Forest National Park. Heading north, you'll find the quaint New Forest village of Lyndhurst and Junction 1 of the M27, providing easy access to the M3 and onward travel to London. Additionally, there is a branch line train connection to Brockenhurst railway station, offering a frequent half-hourly service to London Waterloo with an approximate travel time of 90 minutes.



## Grounds & Gardens

To the front of the property, there is a private terrace area facing east, providing ample room for seating and entertaining while offering breathtaking views of the River and the Isle of Wight. A set of steps leads down to the Lymington River, where you can discover the Lymington Rowing Club. Within the Lymington Shores complex, there is an appealing pathway and gated wooden play areas, along with a spacious green area. Conveniently located on the second floor, adjacent to the lift/stairs, you will find secure underground parking for one car (space number 47), as well as bike storage facilities and an abundance of visitor parking spaces.

## Directions

Starting from our office, continue straight to the bottom of the High Street and make a left turn into Gosport Street. At the roundabout, take the second exit leading towards the river and Walhampton. Afterward, take the second right into Almansa Way. Once you reach the end of the road, park your vehicle and the steps on the right-hand side ascend to Ainslie Place. When you reach the top of the stairs, turn left, and you will find the property approximately 100 yards down on



## Property Video

Point your camera at the QR code below to view our professionally produced video.





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

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## Services

This apartment has its own gas (including heating), electricity and water supplies with separate meters for each.

Leasehold - 125 years from January 2012

Ground Rent £137.50 every 6 months / Maintenance Charge £793.31 every 6 months

NHBC Guarantee in place until September 2027

Council Tax: Band E

EPC: B - Current 83, Potential 83

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

## Points of interest

Waitrose Lymington	1.0 miles
Lymington Quay	0.3 miles
Priestlands Secondary School	1.6 miles
Walhampton (Private School)	1.2 miles
Brockenhurst Golf Club	4.6 miles
Brockenhurst Train Station	4.8 miles
Brockenhurst Tertiary College	5.1 miles

## Important Information

Spencers of The New Forest 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@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)