



19 Ainslie Place

*Lymington, SO41 9PX*

SPENCERS  
NEW FOREST









*An immaculately presented split level one double bedroom duplex with modern open plan living within the Lymington Shore complex.*

### The Property

On entering the property you are welcomed into a light and airy open plan living room which flows into the contemporary kitchen/dining area. The lounge is well presented in neutral colours with views to the private patio, under stairs storage cupboard and stairs leading to the first floor. The kitchen is fitted with a modern range of cupboards and drawers, matching eye level units with under lights, stainless steel oven with four ring induction hob and extractor hood. Integrated appliances to include four ring gas hob, oven, extractor, dishwasher, fridge/freezer and plumbing for washing machine. There is an useful cupboard providing additional storage.

**£265,000**



## FLOOR PLAN

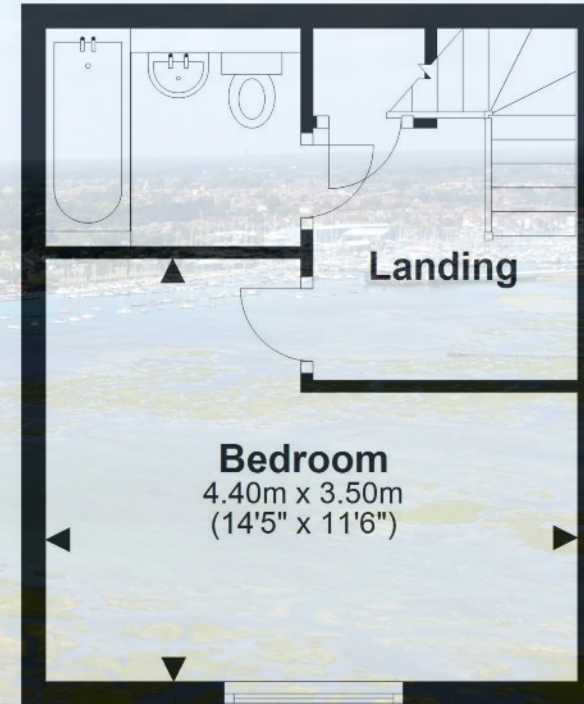
### Ground Floor

Approx. 23.8 sq. metres (255.9 sq. feet)



### First Floor

Approx. 24.2 sq. metres (260.7 sq. feet)



Total area: approx. 48.0 sq. metres (516.6 sq. feet)

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





*With allocated secure parking, this property is an ideal "lock-up-and-leave" peaceful holiday home.*

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### The Property continued . . .

Stairs lead from the hallway to the first floor with a useful cupboard providing the air exchange system as well as useful storage and loft access. The master bedroom is a very spacious, light and airy room with views across Lymington station and further to the houses above the town. The bathroom is a white suite with bath and over shower. In addition the property has double glazing and an air filtration system. There is a remainder of NHBC guarantee until September 2026.



### Directions

From our office proceed to the bottom of the High Street turning left in to Gosport Street. At the round about take the second exit towards the river and Walhampton and take the second right in to Almansa Way. At the end of the road, park and take the steps on the right which rise to Ainslie Place. At the top of the stairs turn right and the property is 50 yards down on the right.



*The property is a short walk to the quay, marina and Lymington market town.*

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### Grounds & Gardens

There is a sunny westerly facing private terrace area to the front of the property with enough space for seating/entertaining. Steps lead down to the Lymington River where you will find the Lymington Rowing Club. There is an attractive path around the Lymington Shores complex and some gated wooden play areas as well as a large green. There is secure underground parking for 1 car, bike storage and ample visitor parking

### The Situation

Situated within level walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. 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. 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 (5.5 miles) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.





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

## Services

Energy Performance Rating: B    Current 83 Potential 99

Council Tax Band: B

All mains services connected

125 year lease from 2012

Maintenance charge approximately £940.00 per annum

## Points of interest

Waitrose Lymington	1.0 miles
Lymington Quay	0.2 miles
Priestlands Secondary School	1.3 miles
Walhampton (Private School)	0.9 miles
Royal Lymington Yacht Club	1.0 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:  
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