



6 Courtenay Place *Lymington, SO41 3NQ*

SPENCERS  
COASTAL







*An elegant Neo-Georgian three-bedroom townhouse located in a highly sought-after location just south of Lymington High Street. Boasting a prime position, this property offers the perfect blend of convenience and classic charm. Additionally benefiting from a West facing courtyard garden and a garage.*

## The Property

Step into the welcoming hall, where you'll find a convenient cloakroom on one side, ideal for your guests. Ascend the stairs to the first floor, with a sizable storage cupboard cleverly tucked away underneath. The living room is a haven of comfort and style, with a large double-glazed window framing the front aspect and offering views of the picturesque garden. A delightful gas fireplace adds warmth and character to the room, creating a perfect ambiance for those relaxing evenings. Beautiful oak flooring seamlessly runs through the hallway and living room, adding a touch of timeless sophistication.

At the rear of the house, an extended conservatory serves as a connection between the kitchen, dining area, and the living room, creating a harmonious flow and a sense of spaciousness. From the conservatory, double doors open onto a westerly-facing courtyard garden, inviting plenty of natural light and providing a charming outdoor space for relaxation or al fresco dining. The kitchen boasts a built-in oven and a gas ring hob.

The first floor encompasses three well-appointed bedrooms, each offering a peaceful retreat at the end of the day. A family bathroom provides convenience and comfort for your daily routines.

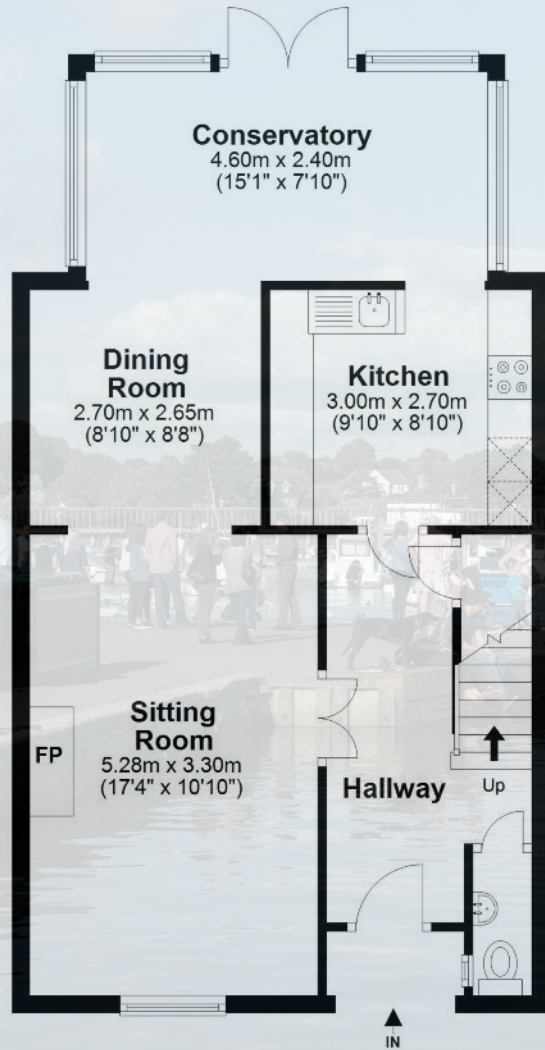
**£630,000**





## FLOOR PLAN

### Ground Floor



### Approx Gross Internal Areas

House: 104.5 sqm / 1124.8 sqft  
Garage (in separate block): 12.5 sqm / 134.5 sqft

**Total Approx Gross Area:**  
**117.0 sqm / 1259.3 sqft**

### First Floor

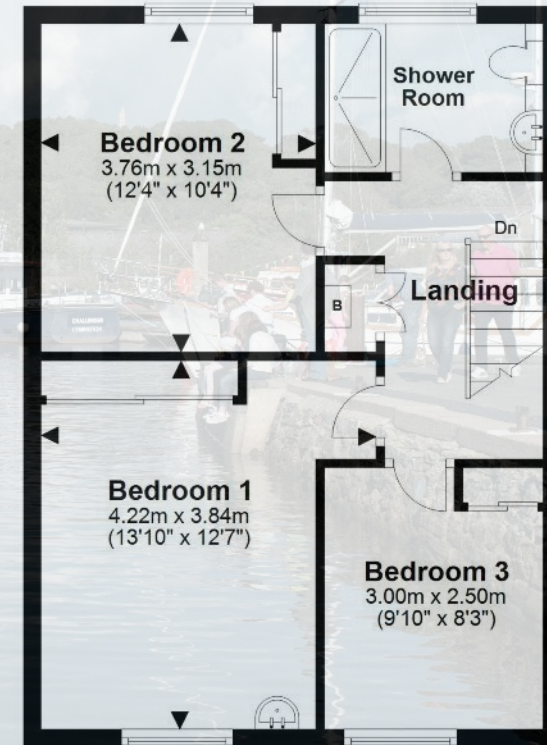


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.





## Grounds & Gardens

Outside, the westerly-facing courtyard garden is a private oasis, perfect for enjoying sunny afternoons and evenings. It also features a gate with access to a footpath leading to a block of garages, offering additional storage and convenience.

## Services

Energy Performance Rating: D Current: 67 Potential: 80

Council Tax Band: E

Maintenance Fee: £460 per annum

All mains services connected

## 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 take the right turn within this quiet development. The property will be clearly numbered.

## 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.

## 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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