



Sea House *13 Nelson Place, Lymington, SO41 3RT*

SPENCERS
COASTAL





An exceptional Grade II listed townhouse ideally located just a short walk from Lymington High Street, the Quay, and the marinas, offering views of the Lymington River. Spanning four floors, the property features three spacious bedrooms, three reception rooms, and a delightful walled garden.

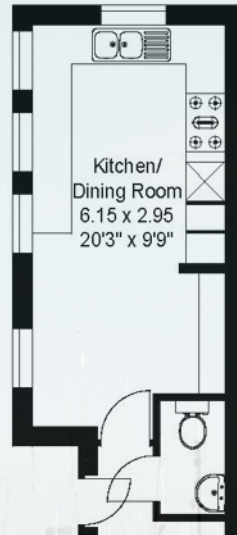
The Property

The front door leads into a spacious open-plan dining room which in turn leads to a hallway linking to a study, a convenient WC, and a modern kitchen/breakfast room with dual aspects overlooking the garden. The kitchen features integrated appliances, including a fridge freezer, dishwasher, and double oven. Sash windows provide views of the rear garden. Descending to the Basement, a generous size room offers storage and a street-level window to the front, while the rear includes a practical utility room with plumbing and additional storage space. An elegant staircase with a half landing leads to the first floor, where the principal double bedroom boasts views across the gardens and towards the Lymington river, along with an en suite shower room. At the front of the first floor is a naturally bright and spacious drawing room, complete with a central fireplace, built-in bookcases, and storage cupboards below.

£1,450,000



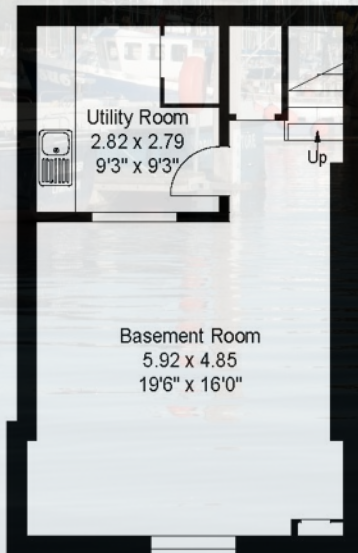
FLOOR PLAN



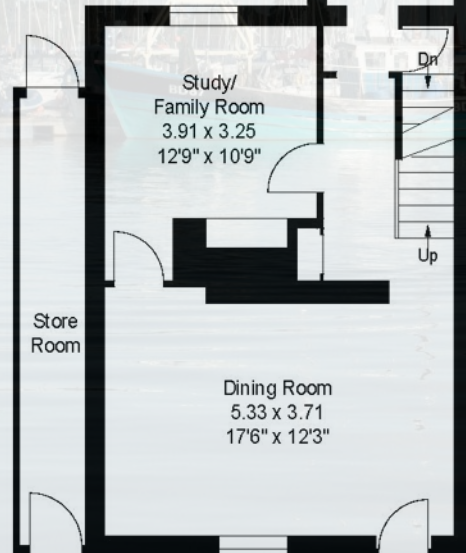
Approximate
Gross Internal Floor Area
Total: 199sq.m. or 2142sq.ft.
(Excluding Store Room)

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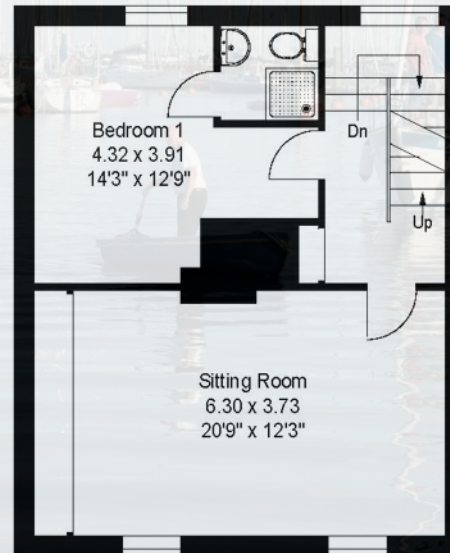
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



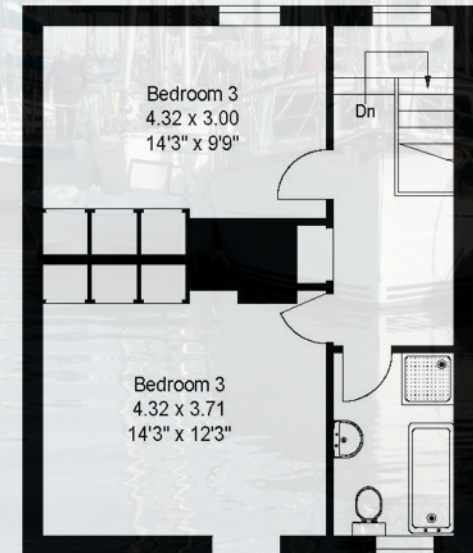
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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With the added benefit of ample parking, this home combines historic character with modern convenience in a prime location.

The Property continued . . .

A matching staircase continues to the second floor, where two well-proportioned double bedrooms await, both offering exceptional views of the Lymington River. These rooms share an independent family bathroom complete with a walk-in shower cubicle & separate bath.



Directions

From our office turn right and take the first left into Church Lane. Take the first left into Grove Road and at the end of the road go straight ahead into Nelson Place and the property can be found on the left hand side.



Situation

The property is situated moments from the famous “cobbles” leading from Lymington's quay and via a short walk to the High Street, the railway station and the extensive sailing facilities of Lymington. The town is surrounded by the outstanding natural beauty of the New Forest National Park. To the north, are the New Forest villages of Brockenhurst and Lyndhurst with Junction 1 of the M27, which links to the M3 giving access to London. There is a branch line link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.



Grounds & Gardens

At the rear of the house, a shingle driveway provides easy access to ample parking space. From here, a wooden gate leads you into a beautifully landscaped walled garden. The garden is predominantly laid to a well-maintained lawn, interspersed with small, mature trees and shrubs and flower beds run along either side. A footpath meanders through the garden, guiding you to the patio area. From here, you can access the rear door, making it an ideal spot for outdoor dining. There is an alleyway running along the side of house giving you access to the front, which can be used for additional storage.



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

Services

Tenure: Freehold

Council Tax: G

Energy Performance Rating: N/a , Grade II Listed

Property Construction: Brick elevations with a slate roof

Heating: Gas Central Heating

Utility Supplies: Mains gas, electricity, water & drainage

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property

Conservation Area: Yes, Lymington

Parking: Driveway

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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