



## 1 Brunswick Place

*Lymington, Hampshire, SO41 9EQ*

**SPENCERS**  
COASTAL





*A well presented three bedroom Mews house, positioned over two floors, which is located a few hundred yards from Lymington High Street.*



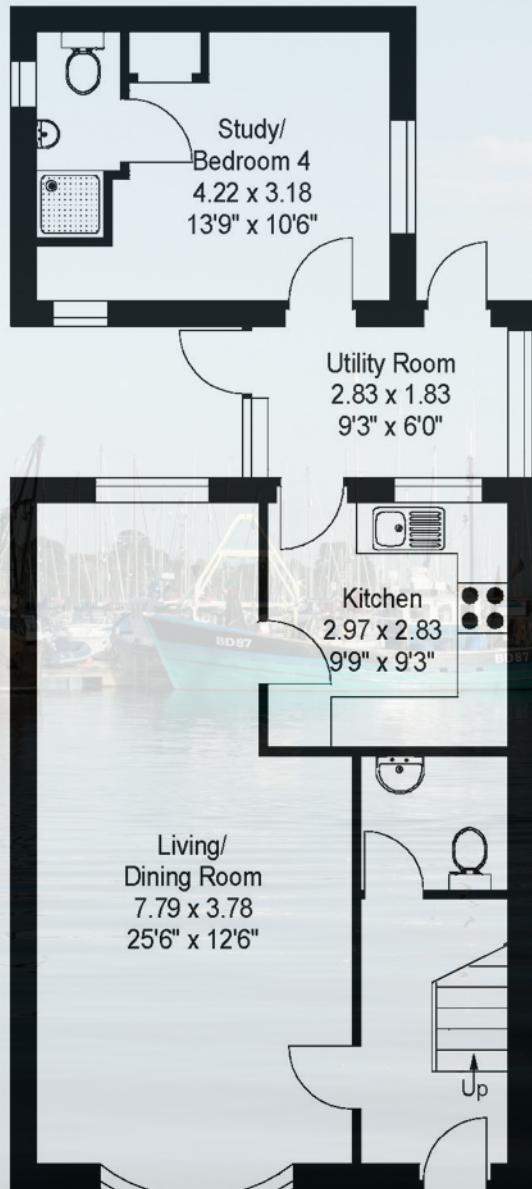
## The Property

The front door opens in to the main hall with a cloakroom and stairs to the first floor. The spacious sitting room has a working gas fireplace, delightful front bay providing excellent natural light and a view of the south facing garden. The kitchen is positioned over looking the courtyard and has a range of fitted cupboards, fitted gas hob, electric oven and extractor. There is space for a fridge freezer and an integrated dish washer. The kitchen leads through to the rear courtyard which in turn opens to an additional living space/ bedroom four, with a small living room, shower room, WC and storage space.

**£510,000**



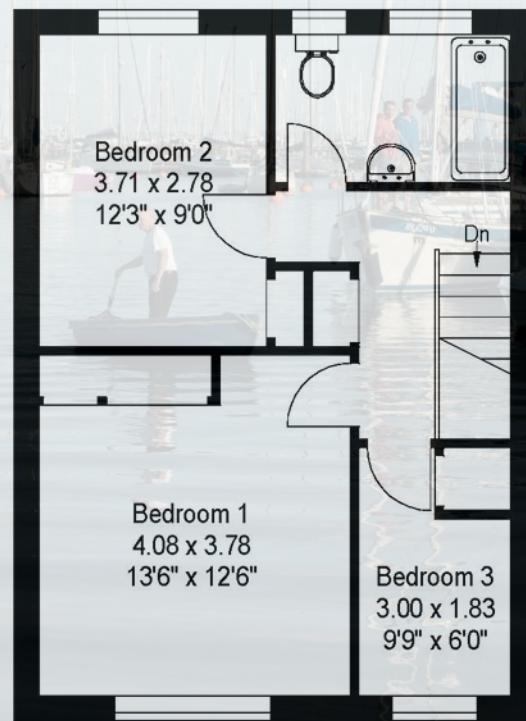
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 109sq.m. or 1173sq.ft.

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NOT TO SCALE





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*The property has the benefit of a spacious sitting room, south-facing front garden, a rear courtyard with additional living space, a single garage and informal parking.*

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

Stairs rise to the first floor which leads to the family bathroom and all three bedrooms. There are two spacious double bedrooms and a single bedroom each with a window offering views of either the front south facing garden or rear courtyard. The family bathroom can be found in the hallway which includes wc and bath.

### **Directions**

From our offices in Lymington, turn left and proceed along the High Street and take the first turning left, just before Costa Coffee shop, into New Street. Take the second right in to Brunswick Place. The property can be found on the left hand side at the beginning of the close.



## Grounds & Gardens

The south facing front garden has been landscaped to provide a low maintenance area with colourful flower borders, fruit trees and mature plantings. There is a side gate to the rear which leads through to the courtyard which provides an ideal space for alfresco dining. Within the court yard, there is a separate living area, that includes a living room, WC and shower room. There is a single garage in a nearby block plus informal parking.

## Situation

The house is within an easy short walk of all amenities including Lymington station, doctors surgeries and chemists, library, church and community centre. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour has 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 renowned restaurants and 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, the origins of which probably date back to the 13th century. To the north are the New Forest villages of Brockenhurst and 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 provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



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

## Services

Tenure: Freehold

Property Construction: Brick faced elevations under a tiled roof

Mains gas, electric, water & sewerage

Council Tax Band: E

Energy Performance Rating: D Current: 64 Potential: 83

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

Conservation Area: No

Flood Risk: No risk

## 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.



## LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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