

4 Lyric Place

Lymington, SO41 9NX

SPENCERS







An immaculate and generously proportioned two/three bedroom maisonette, perfectly positioned in the heart of Lymington with accommodation extending to over 1900 sq. ft. This beautifully presented home offers spacious and versatile living, featuring a recently redesigned and fully refurbished kitchen, two well-sized bedrooms, and a large dressing room or hobby room adjoining the impressive vaulted principal bedroom.

The Property

A private entrance flanked by beautiful planting is accessed from within the gated courtyard and leads into this property and up the stairs to a very welcoming and attractive entrance hallway with ample storage provided by a large fitted cupboard. The main sitting room is a good size with one wall of fitted book shelves and a delightful Juliette balcony with glazed double east facing fully opening doors. An opening leads to the recently refitted and redesigned kitchen with an attractive corner window and ample light stone work tops with a butler style sink. Fitted cupboards incorporate integral appliances which include a fridge and freezer and separate gas hob. From the hallway a door leads to the study which has fitted shelving and desk. Finally to this first floor is the generous double bedroom with ensuite comprising large walk-in shower, WC and basin. The room also benefits from ample fitted wardrobes.

£465,000

2/3 *2* *2*





Additional highlights include private allocated parking—a rare find in this central location. Just moments from Lymington's vibrant High Street.

The Property Continued

Stairs lead up again from the hallway to the principal bedroom suite, which is a feature of note having vaulted ceiling, a picture window to the east and a very large walk-in dressing room that could be used as a generous sized hobby room or occasional bedroom. There is also another generous ensuite bathroom comprising shower, WC and basin.

Grounds & Gardens

Lyric Place is a gated and most attractive development of 14 properties, all well cared for and some having private and well tended courtyard gardens. On entering through the gates to the paved parking area, there is allocated parking for the residents as well as visitor parking spaces.

Directions

From our office turn left and take the first left into New Street. Proceed to the end and turn left and immediately on your right is Lyric Place. The entrance is clearly marked off Avenue Road and there are visitor parking bays within this exclusive development.

FLOOR PLAN

Lyric Place, Lymington, SO41

Approximate Area = 1909 sq ft / 177.3 sq m
Limited Use Area(s) = 72 sq ft / 6.7 sq m
Total = 1981 sq ft / 184 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Situation

Lyric Place is an exclusive gated courtyard development situated in the very heart of Lymington, offering a sophisticated collection of modern townhouses and maisonettes. Perfectly positioned just moments from the vibrant High Street, train station, and the picturesque quay, this sought-after address blends convenience with contemporary coastal living. Known for its stylish, architectural flair, Lyric Place features thoughtfully designed homes with striking details such as vaulted ceilings in select principal rooms and spacious open-plan living areas. Many properties also benefit from en-suite facilities, enhancing both comfort and privacy. Ideal for those seeking a refined lifestyle in one of the south coast's most desirable towns.

The Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance 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, the origins of which probably date back to the 13th century. 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.





Services

Tenure: Leasehold
Lease Term: From and including 8 May 2012 to and including 7 May 3011
Lease Term Remaining: 986 years
Annual Service Charge: Approximately £1,176 per annum (£98 per month)
Annual Ground Rent: None

Council Tax: D
Energy Performance Rating: B Current: 82 Potential: 88
Property Construction: Brick faced elevations and slate roof
Utility Supplies: Mains electric, gas, water and drainage. The property benefits from a newly installed Valliant boiler, this was installed in late 2022.
Heating: Gas central heating
Broadband: Ultrafast Broadband with download speeds of up to 1000 Mbps are available at the property (Ofcom).

Pets: At the discretion of the Management Company
Holiday Lets: At the discretion of the Management Company
Long Term Lets: Yes
Parking: Communal parking - x1 allocated space

Important Information

Spencers 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 fitments, 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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