

44 Courtenay Place

Lymington, SO41 3NQ

SPENCERS







A charming and contemporary Georgian style town house extended and refurbished to offer elegant and immaculate three bedroom accommodation with a magnificent kitchen/dining room, opening to a courtyard and having a garage and parking.

The Property

A covered porch and front door leads into the reception hall where there is a modern cloakroom to one side, a large under stairs storage cupboard and stairs give access to the first floor.

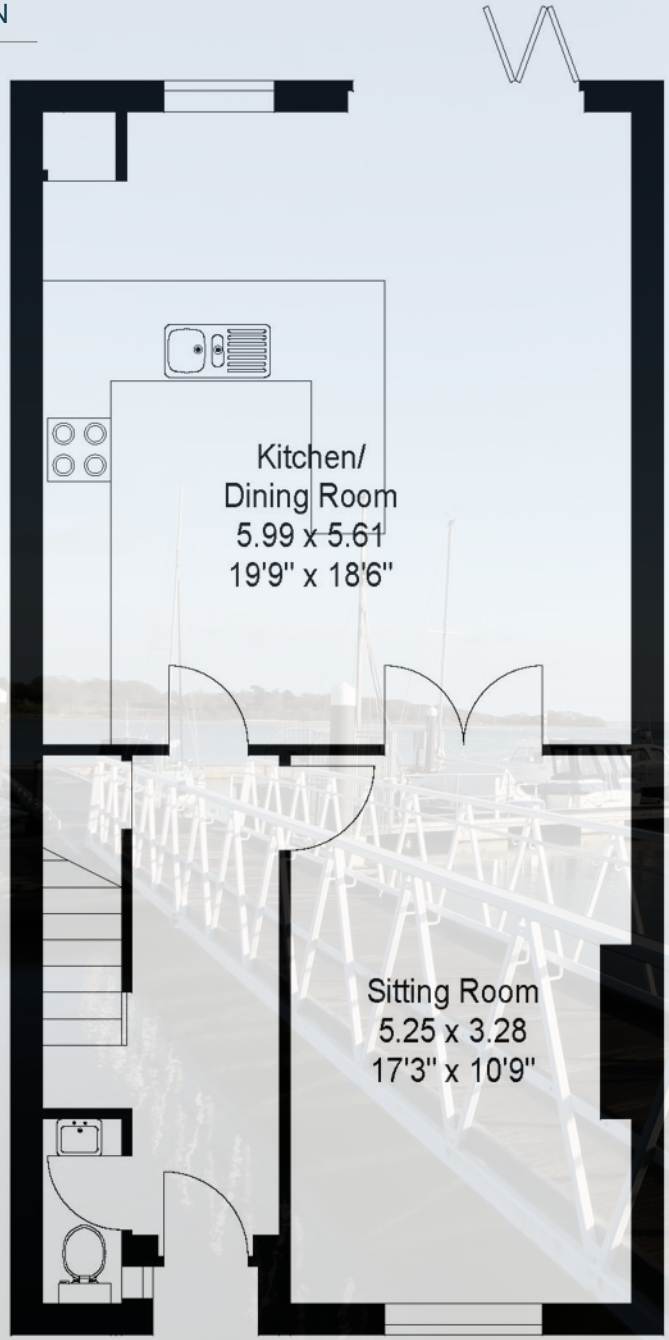
The lounge benefits from a large double glazed window overlooking the front aspect and there is a very attractive inset gas log burner.

The social hub of the property is the magnificent kitchen life style room. The bespoke kitchen area benefits from ample storage cupboards with work surface areas and breakfast bar arrangement, integrated appliances include built in oven, grill and warming drawer, electric hob with extractor hood and lighting over, washing machine, dishwasher, built in fridge and freezer, Amtico floor tiling, ample space for dining table and chairs for entertaining as well as a study area and a double glazed window and bifold door overlooking the rear courtyard. Additional natural light is provided by a roof light.

£560,000

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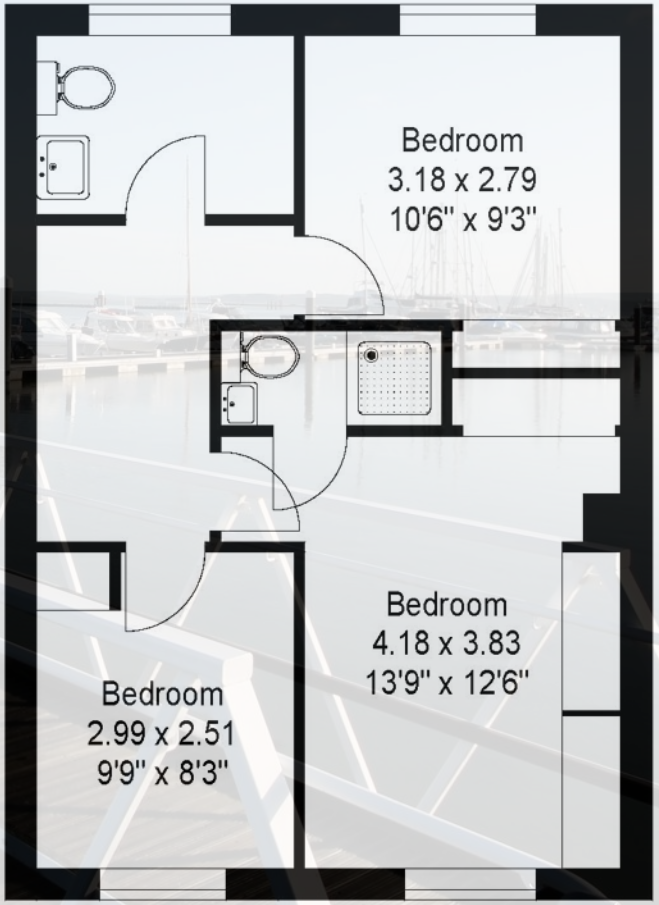
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 106sq.m. or 1141sq.ft.

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NOT TO SCALE













This light and spacious home is to the south of the Georgian High Street, which is within easy walking distance. Set within an exclusive private mews development with delightful communal grounds.

The Property Continued…

The gas boiler supplying the domestic hot water, ground under floor heating and heating via radiators on the first floor is contained within a corner storage cupboard.

Stairs from the reception hall lead to the first floor accommodation. The master bedroom overlooks the front aspect and benefits from a contemporary fitted shower room with basin, WC and built in storage.

The family bathroom offers a chic three piece suite comprising of panel sided bath with shower attachment and screening, wash hand basin with storage below, a low level WC, storage cupboard and complementary tiling. The second and third bedrooms are both of a good size and offer storage facilities.





Grounds & Gardens

A delightful stone and decked courtyard with two brick storage sheds and retained by a 6 ft brick wall. The courtyard is access from the kitchen/dining room through large bi-fold doors. The sunny courtyard has a high pedestrian gate to the rear and leads to the nearby garage with up and over door and where there is further parking provided in bays.

The development is well-planned with lovely open and well-tended areas of lawns and gardens with seating area. The entrance to Courtenay Place is secluded and enjoys mature trees and shrubs as one drives to the property, where the homes planned have open spaces to the front.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: C Current: 70 Potential: 77
Managed Common Areas: Approximately £490 per annum
All mains services connected
Heating: Gas central heating
Broadband: ADSL Copper-based phone landline. Ultrafast broadband with speeds of up to 2000 Mbps is available at the property (Ofcom)
Restrictive Covenants: Various including running a business from the property and parking large vehicles or static homes/caravans on the property.
Parking: Garage and street parking

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.





Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within a few minutes walk of the property. 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.

Directions

From our office in Lymington turn right and take the second left into Belmore Lane. Proceed for a short distance and take the turning on the left signposted into Courtenay Place. The property is on the left hand side and clearly numbered.

Points of Interest

Lymington Hospital	1.0 miles
Waitrose Lymington	0.3 miles
Lymington Quay	0.5 miles
Priestlands Secondary School	0.5 miles
Lymington Recreation Centre	0.5 miles
Walhampton (Private School)	1.1 miles
Royal Lymington Yacht Club	0.6 miles
Brockenhurst Train Station	4.5 miles
Brockenhurst Tertiary College	4.7 miles
The Pig	4.8 miles



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