

46 Courtenay Place

Lymington, SO41 3NQ

SPENCERS
NEW FOREST







A well-presented and attractive Neo-Georgian three-bedroom townhouse, ideally located in a sought-after position south of the High Street, within easy reach of local amenities.

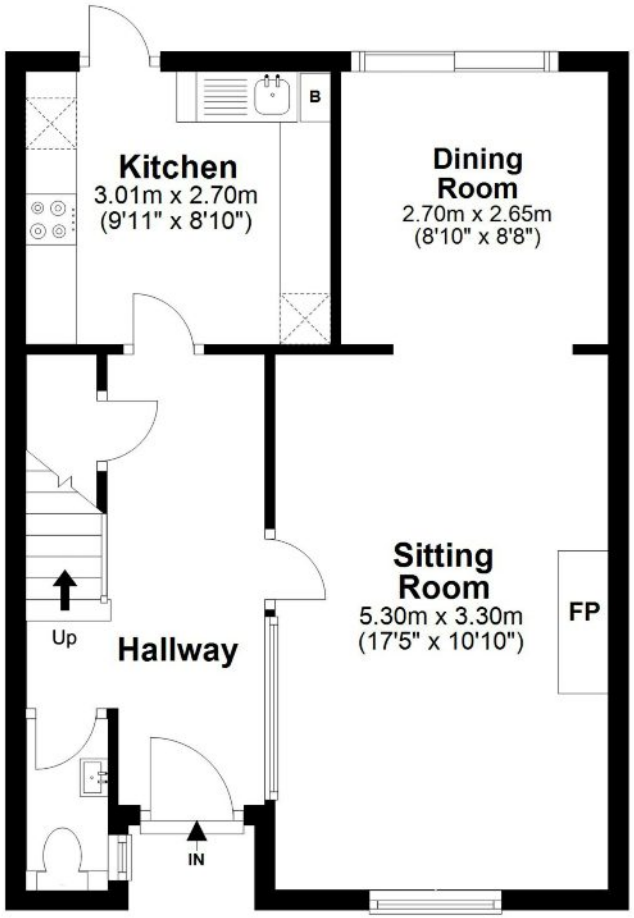
The Property

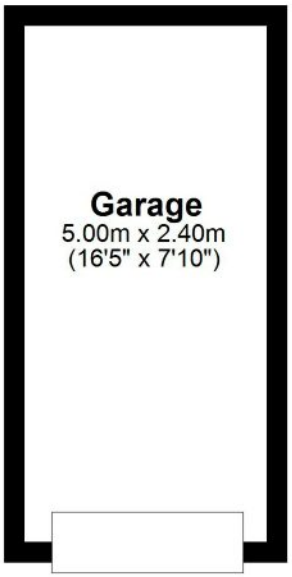
A charming Georgian-style porch provides an attractive introduction to this delightful home, leading through a substantial entrance door into a bright and welcoming hallway. Thoughtfully designed for modern living, the hallway features a useful under-stairs storage cupboard and a convenient cloakroom fitted with a WC and wash basin. To the right, the spacious living room is bathed in natural light from a large window overlooking the front garden. A feature gas fireplace creates a warm and inviting focal point, making this an ideal space for relaxation and entertaining alike. Flowing seamlessly from the living room, sliding doors open into the dining area, where direct access to the private courtyard garden enhances the sense of space and connection between indoors and out.

£500,000

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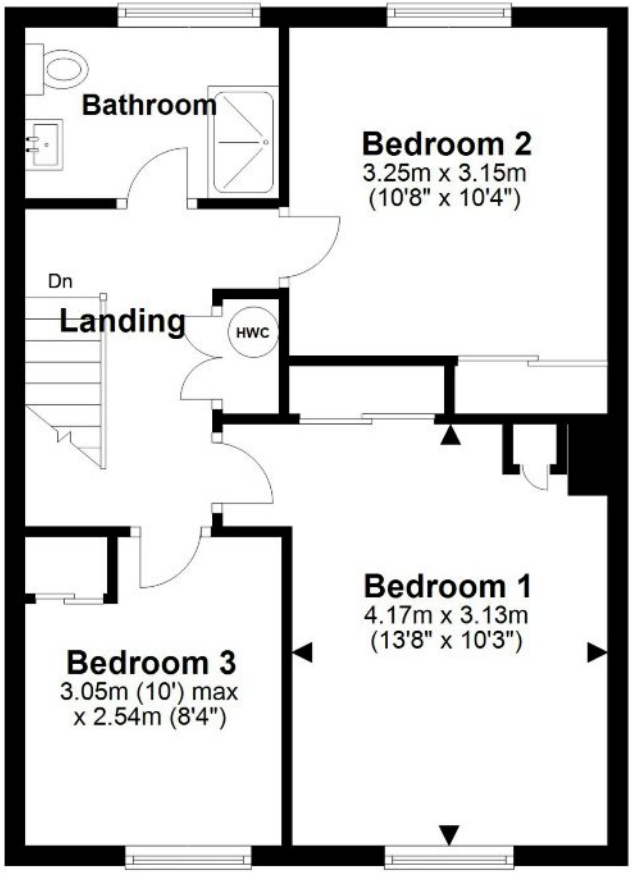
Ground Floor







First Floor



Approx Gross Internal Areas

House: 91.3 sqm / 982.7 sqft
Garage (in separate block):
12.0 sqm / 129.2 sqft

Total Approx Gross Area:
103.3 sqm / 1111.9 sqft

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





The property benefits from a low-maintenance courtyard garden and a garage situated in a nearby block.

The Property continued . . .

Adjacent to the dining room, the well-equipped kitchen offers both style and functionality, featuring a built-in double oven and designated space and plumbing for a dishwasher, washing machine, and fridge/freezer. A further door provides convenient access to the courtyard garden, perfect for alfresco dining and summer gatherings. The first floor hosts three generously proportioned bedrooms, each offering comfortable and peaceful accommodation. Completing the upper level is a well-appointed family bathroom, providing a relaxing and practical space for everyday living.

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 the property is on your left hand side. The property will be clearly numbered.





Courtenay Place is a peaceful, leafy and quiet neighbourhood.

Grounds & Gardens

Outside, the southerly-facing walled courtyard garden provides a sunny and private space, perfect for relaxing and entertaining. It also features a gate with access to the garage which is located in a block to the rear of the property.

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.



LYMINGTON QUAY



LYMINGTON SATURDAY MARKET

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

Services

Tenure: Freehold

Council Tax: E

EPC - D Current: 66 Potential: 76

Construction: Brick elevations

Utilities: Mains electrics, water and drainage

Heating: Gas central heating

Parking: Garage

Ultrafast broadband is achievable at this property with download speeds of 10000mbps (Ofcom)

Managed service charges: Annual maintenance charge approx £460 per year

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 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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