



## 5 Mariners Court

LYMINGTON, HAMPSHIRE SO41 9QW



# Welcome to Mariners Court...

*Situated within the sought-after Mariners Court development, this well-presented ground floor apartment offers spacious and versatile accommodation with the benefit of a garage in a nearby block, private patio area and beautifully maintained communal gardens. Offering up to three bedrooms (or two bedrooms with a study/dining room), the property is ideally suited to those seeking comfortable, low-maintenance living*



# Take a look around...

*The accommodation is accessed via a UPVC double glazed entrance door leading into a welcoming hallway with a useful built-in cloaks cupboard and separate airing cupboard providing linen storage. The generous sitting/dining room enjoys a pleasant outlook over the communal gardens and features sliding UPVC double glazed patio doors opening directly onto the patio, creating an excellent connection to the outside space. The fitted kitchen is equipped with a comprehensive range of wall and base units with roll-edged work surfaces, a one-and-a-half bowl stainless steel sink with mixer tap, integrated double oven with four-ring electric hob, splashback tiling, space and plumbing for both a washing machine and dishwasher, together with a wall-mounted Worcester gas-fired boiler.*







# Where dreams are made...

*The principal bedroom benefits from a built-in wardrobe and an en-suite bathroom fitted with a white suite comprising a bath with mains-fed shower over, wash hand basin and WC. A second double bedroom also offers built-in wardrobe storage, while the third bedroom provides flexibility as either a single bedroom, home office or hobbies room, depending on individual requirements. The family shower room is fully tiled and fitted with a contemporary white suite comprising a shower enclosure with mains-fed shower, wash hand basin and WC, complemented by a heated towel rail in both bathrooms .*





# Meet me in the garden...

*Outside, the apartment enjoys direct access to a private patio which leads onto the beautifully maintained communal gardens, predominantly laid to lawn with well-stocked flower and shrub borders. The property further benefits from a garage situated in a nearby block.*





GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The finer details...

The Property

Ground floor apartment in a sought-after development  
Situating in a high sought after location south of Lymington High Street  
Two/three bedroom versatile accommodation  
Spacious sitting/dining room with patio doors  
Principal bedroom with en-suite bathroom  
Fitted kitchen with integrated double oven and hob  
Private patio overlooking beautifully maintained communal gardens  
Garage located in a nearby block  
UPVC double glazing and gas-fired central heating

Services

All mains services are connected to the property

Directions

From our office in Lymington High Street, head up towards St. Thomas Church, take a left down Church lane, continue down Church Lane for 500 metres. As the road splits off head down Broad lane, proceed down Board Lane for approximately 300 metres where you will find the entrance for mariners court on your left hand side.

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Tenure

Share of Freehold

Management Fee

£1140 paid every 6 months,(£2280 annually).

Tax Band

D

EPC Rating

C





Asking Price £299,950

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Scan the QR code to make an enquiry or to book a viewing...

