



40 Courtenay Place

— Lymington, Hampshire, SO41 3NQ —

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Situated in a very popular development this attractive Three bedroom, two bathroom mid terrace town house is located within a short distance of Lymington high street and all it's facilities, including the Community centre and Charter Market on Saturdays, well as having the added bonus of a garage.

Features

Three bedrooms

Two Bathrooms

Sitting/dining room

Kitchen

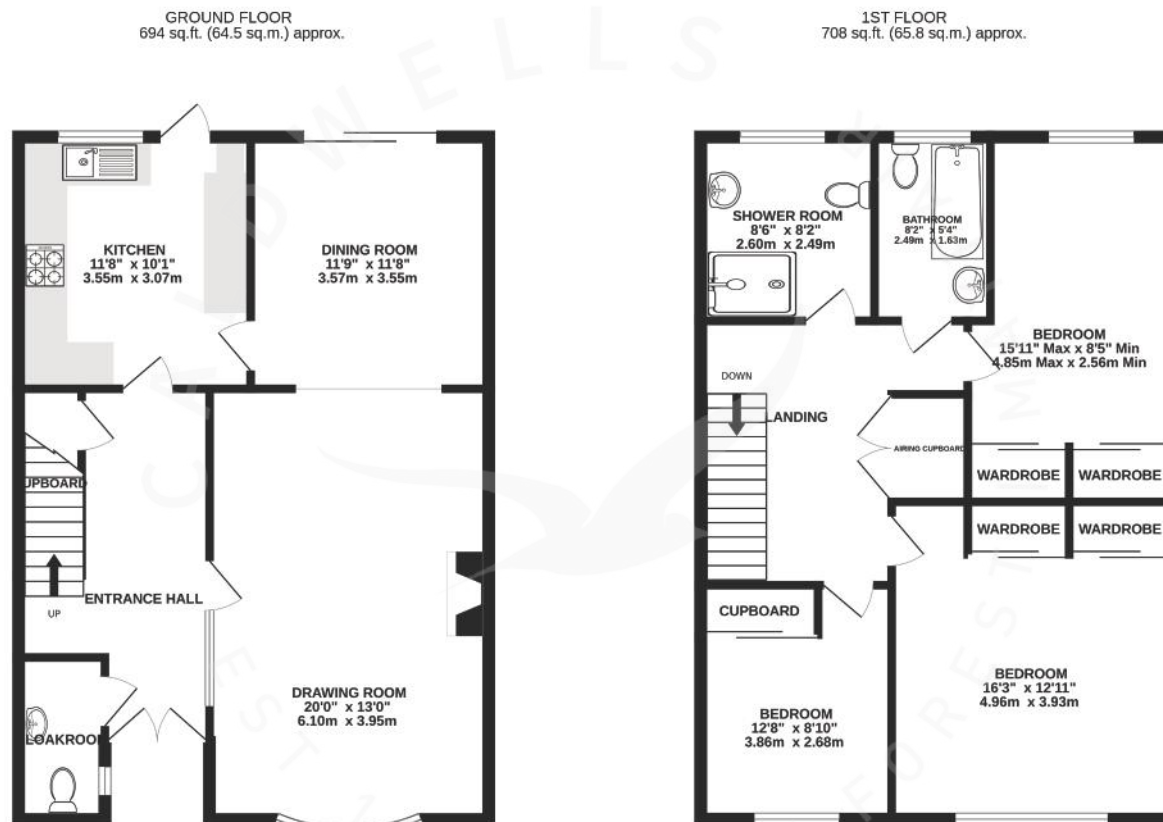
Two Bathrooms

parking

walking distance of the shops,

Garage in a block





TOTAL FLOOR AREA: 1403 sq.ft. (130.3 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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Take a look around This attractive property is approached via an enclosed recessed entrance porch with portico and tiled floor, with double doors opening into a spacious entrance hallway. The hallway includes a useful under-stairs storage cupboard and provides access to the principal reception rooms. A door to the right leads into the sitting room, which features a bay window overlooking the front garden and an Adam-style fireplace with fitted gas coal-effect fire. A square archway leads through to the dining area. The dining room has sliding patio doors opening onto the patio and rear garden and provides access to the kitchen. The modern kitchen, recently installed, comprises a range of floor and wall-mounted units, incorporating a stainless steel single-drainer sink unit. There is space for a gas cooker, washing machine, dishwasher, and fridge freezer. A cupboard houses the Worcester gas-fired boiler, supplying domestic hot water and central heating. Bedroom One overlooks the development and benefits from a range of built-in wardrobes. Bedroom Two includes double wardrobes. • Bedroom Three, The property forms part of an attractive development of Georgian-style townhouses, set within well-maintained communal grounds and within walking distance of the High Street

Tenure

Freehold

Directions

From our office in the High Street proceed into St Thomas Street joining the one way system in the left hand lane joining the A337, take the next right at the junction into Highfield road, At the bottom of the hill turn right into Leigh Park.

Services

All mains services are connected.

Council Tax Band - D

Estimate: £2303.37.

EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Please note: Any appliances and/or services mentioned within these sales particulars do not imply they are in full and efficient working order. Any floor plans shown are not to scale and are for room identification purposes only. Caldwells for themselves and for the Vendor of this property whose agent they are, give notice that these particulars are intended as a guide and any intending purchaser must satisfy themselves, by inspection or otherwise as to the correctness of each of the statements contained within.

YOUR LOCAL AWARD-WINNING ESTATE AGENT



Asking Price £580,000

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