



PETTENGELLS
ESTATE AGENTS

Sunnyside Cottage, West Lane, Everton, Lymington, Hampshire, SO41 0JQ
Asking Price £675,000

Sunnyside Cottage, West Lane, Everton, Lymington, Hampshire, SO41 0JQ

- Character Cottage
- Four Double Bedrooms
- 18' Family Room
- Modern Kitchen
- Dining Room/Bed' 5
- En-Suite & Bathroom
- Splendid Gardens
- Quiet Village Location
- Driveway for off road parking





DELIGHTFUL CHARACTER COTTAGE IN VILLAGE LOCATION, OFFERED CHAIN FREE.

We are pleased to offer this impressively spacious detached residence, situated in a splendid, 'tucked away' and tranquil village location. Lots of appealing features and sizeable accommodation comprising three reception rooms (or two plus a ground floor fifth bedroom), a well appointed kitchen, four first floor double bedrooms and an en-suite. There is also a utility room, downstairs cloakroom and a family bathroom.

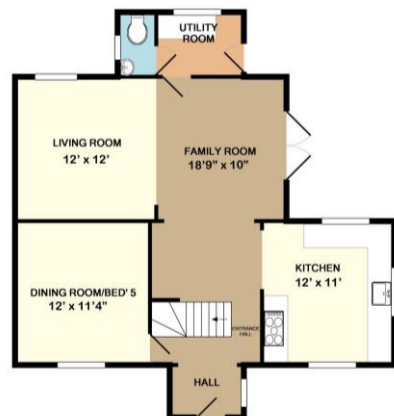
Outside: The cottage has a lovely approx south facing main area of lawned garden with attractive borders. There is a garden shed and two decked areas. There is a driveway for off road parking off West Lane

Location: Everton village is a wonderful area, situated just a short drive from Lymington town, Milford beach and the open New Forest. Within the village there is a useful village store/post office, and close to Sunnyside Cottage is a lovely country inn with dining.

EPC RATING: D, COUNCIL TAX BAND: F

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

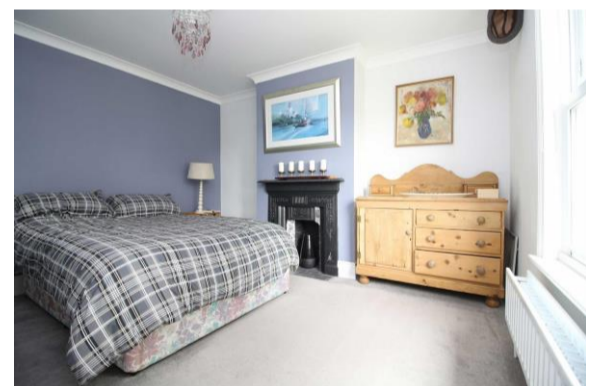


GROUND FLOOR
APPROX. FLOOR
AREA 732 SQ.FT.
(68.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1381 SQ.FT. (128.3 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 02/017



VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants and we would be happy to help a prospective buyer investigate. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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