



**PETTENGELLS**  
ESTATE AGENTS

45 Knight Gardens, Lymington, Hampshire, SO41 9NZ  
Asking Price £350,000

45 Knight Gardens, Lymington, Hampshire,  
SO41 9NZ

- Pennyfarthings built semi detached house
- Two bedrooms
- Modern kitchen
- Living/dining room
- Downstairs cloakroom
- Family bathroom
- Sought after location
- Gardens
- Driveway
- Remainder of new build warranty







MODERN SEMI' IN SOUGHT AFTER LOCATION.

We are pleased to offer this approx 5 years old Pennyfarthings built two bedroom semi detached offered 'chain free'.

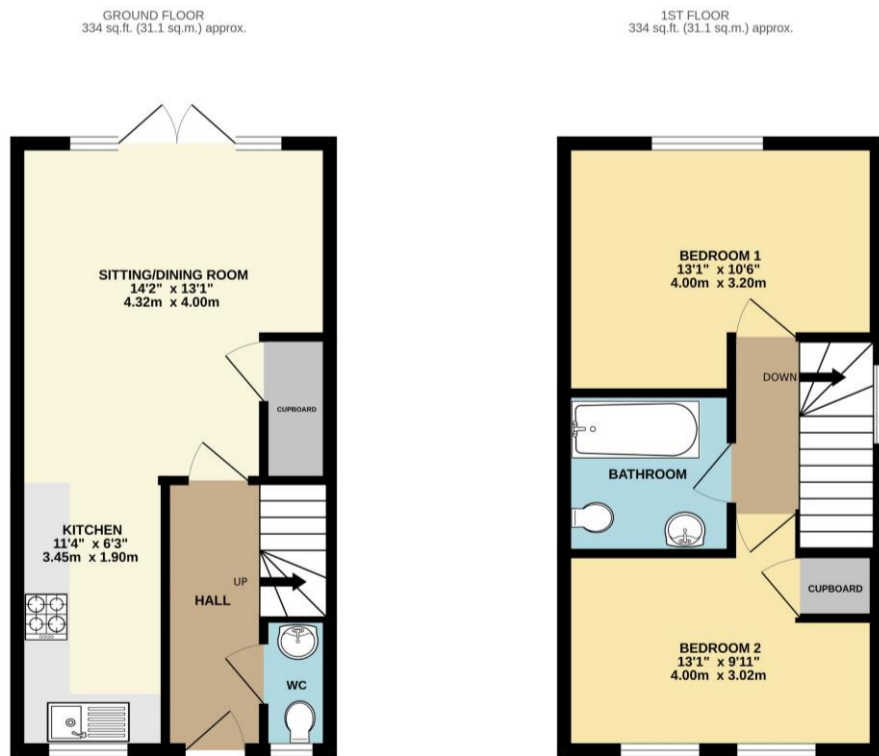
Accommodation: The entrance hall leads into the lovely living/dining room and there is a kitchen at the front. There is a downstairs cloakroom. Upstairs there are two double bedrooms and a bathroom.

Outside: To the front there is an area of garden with a pleasant outlook as well. To the side the drive gives off road parking and there is an area of mainly lawned and paved rear garden.

EPC: B, Council tax band: C, Tenure: Freehold

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



TOTAL FLOOR AREA - 669 sq.ft. (62.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
Made with Metropix (2022)

**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. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. 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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