



PETTENGELLS
ESTATE AGENTS

26a, South Street, Pennington, Lymington, Hampshire, SO41 8DX
Asking Price £425,000

26a, South Street, Pennington, Lymington,
Hampshire, SO41 8DX

- Impressive house available quickly
- Driveway
- Gardens
- Close to shops etc
- Three bedrooms
- Kitchen/breakfast room
- Living/dining room
- Bathroom
- Ensuite
- Dowstairs cloakroom





IMPRESSIVE FAIRLY MODERN HOME OFFERED 'CHAIN FREE'.

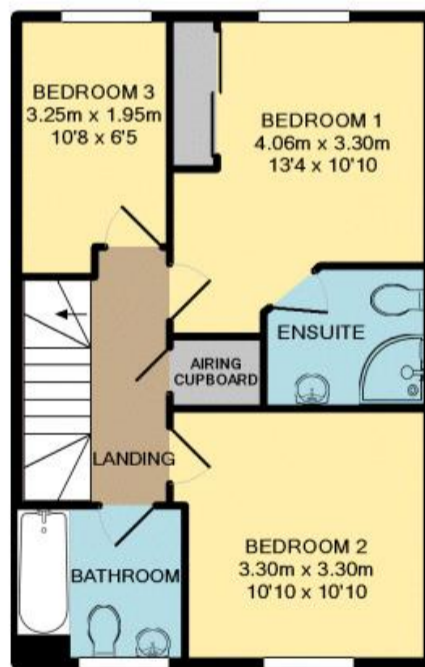
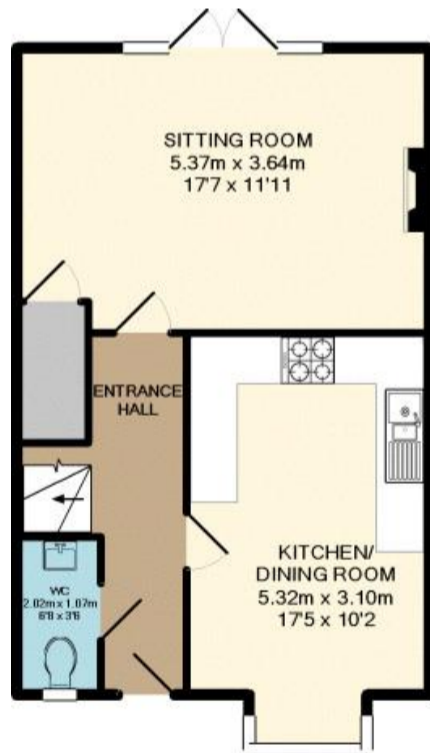
Accommodation: The entrance hall leads into a living/dining room overlooking the rear garden. The kitchen/breakfast room is spacious and well appointed. There is also a downstairs cloakroom. Upstairs the landing leads into three bedrooms. Bedroom one has a fitted wardrobe and ensuite shower room, and there's a family bathroom.

Outside: To the front is an area of lawned garden, to the rear is a further garden, of 'easy to maintain' proportions with mainly decking and lawn, and this enjoys a south westerly aspect. Adjoining this is a double length drive/off road parking bay, although to the rear of this is currently a shed which is included.

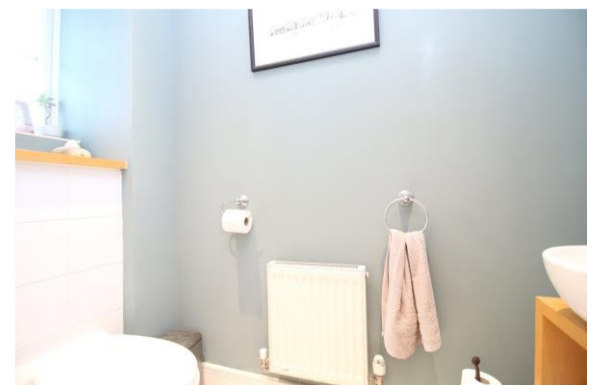
EPC: C, **Council tax band:** C, **Tenure:** Freehold

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



TOTAL APPROX. FLOOR AREA 87.9 SQ.M. (946 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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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