



PETTENGELLS
ESTATE AGENTS

33b South Street, Pennington, Hampshire, SO41 8EA
Asking Price £499,950

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- Brand new detached bungalow built by local family builder
- Excellent spec' German kitchen with Bosch integrated appliances
- Superb bathroom & cloakroom – Duravit sanitary ware
- Under floor heating and LED lighting
- Energy efficient air source heat pump
- EV charging point
- Parking on paved driveway & further allocated parking space
- Landscaped garden
- 10 year new build warranty
- Amenities closeby, Lymington town in walking distance





A BRAND-NEW TWO BEDROOM DETACHED BUNGALOW, ONE OF TWO, 'TUCKED AWAY' LOCATION, BUILT BY RENOWNED LOCAL FAMILY BUILDER

Accommodation: UPVC front door opens into the spacious hallway with control panel for alarm system. A door leads the impressive living/dining room with bi-fold doors to the garden, and then a well appointed kitchen with Bosch integrated appliances comprising of induction hob with extractor, oven and microwave, dishwasher and fridge freezer. There are two double bedrooms and luxurious family bathroom with separate double shower cubicle. To compliment there is a separate cloakroom with a second WC.

Outside: A gravel driveway off South Street, leads to just six properties, with a brick paviour driveway giving off road parking to the front. There is also a further allocated parking space opposite. The landscaped front garden laid to lawn with shrub borders. There is an EV charging point to the side with the gate leading to the low maintenance enclosed rear garden, with a pleasant patio area and artificial lawn area.

Tenure: Freehold

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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