



**PETTENGELLS**  
ESTATE AGENTS

9 Pamplyn Close, Lymington, Hampshire, SO41 9LD  
**Asking Price £450,000**

9 Pamplyn Close, Lymington, Hampshire, SO41 9LD

- Four bedroom detached house
- Three reception rooms
- Driveway and garage
- Good sized rear garden, corner plot
- Double glazed and gas central heating (modern boiler)
- Recently re-decorated and re-carpeted
- Downstairs WC,
- Modern bathroom & kitchen
- Chain free sale
- Popular location in Lymington







IMPRESSIVE FOUR BEDROOM DETACHED HOUSE, LINKED BY ONLY THE GARAGE, WITH THREE RECEPTION ROOMS, IN A POPULAR LOCATION IN LYMINGTON, OFFERED CHAIN FREE

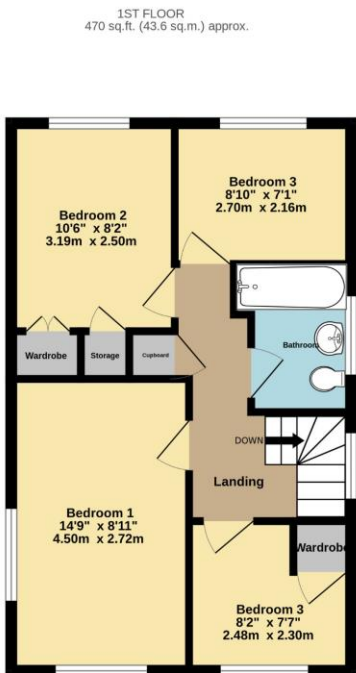
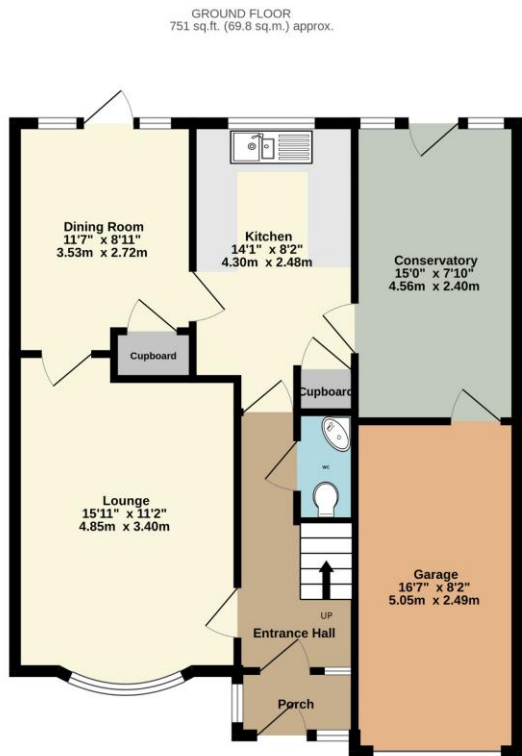
Accommodation: Front door opens into a handy porch area which in turn opens into the hallway with door into the lounge and leads into the separate dining room. The kitchen is at the rear with a good range of cupboards with a door into the breakfast/garden room. From there you have access into the integral garage. There is ground floor cloakroom. On the first floor there are four bedrooms, two with fitted wardrobes and a family bathroom to compliment.

Outside: The driveway offers parking for two cars, then a garage with power. There is an area of garden to the side. The large rear garden is a blank canvas enclosed by a brick wall and fence.

EPC: C, Council tax band: E, 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 : 1221 sq.ft. (113.4 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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**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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