



**PETTENGELLS**  
ESTATE AGENTS

4 Pearman Court, South Street, Pennington, Lymington, SO41 8DX

**Asking Price £280,000**

**4 Pearman Court, South Street, Pennington,  
Lymington, SO41 8DX**

- Spacious 3/4 bedroom maisonette
- Chain free sale
- 946 years remaining on lease
- Close to shops
- Walking distance to lymington town centre
- Bedroom four/second reception room
- Newly decorated and carpeted
- New bathroom
- Large kitchen but with potential to improve
- Gas central heating





SPACIOUS THREE/FOUR BEDROOM MAISONETTE WHICH HAS RECENTLY BEEN NEWLY DECORATED AND CARPETED AND ALSO HAS A NEW BATHROOM. THE FLAT IS CONVENIENTLY CLOSE TO LOCAL SHOPS AND AMENITIES AND WITHIN A RELATIVELY SHORT WALK FROM LYMINGTON TOWN CENTRE.

Accommodation: A brand new front door (to be fitted imminently) opens to a bright entrance hall with spacious cupboard under the stairs and also door to a cloakroom/WC. There is a living room and this leads to a dining room/potential bedroom 4. The kitchen is due to have new flooring fitted again very soon. The kitchen is basic and would obviously benefit from future improvements but is spacious and does have a bright aspect. The staircase then leads up to a top floor landing where there are three double bedrooms. There is an impressive brand new bathroom.

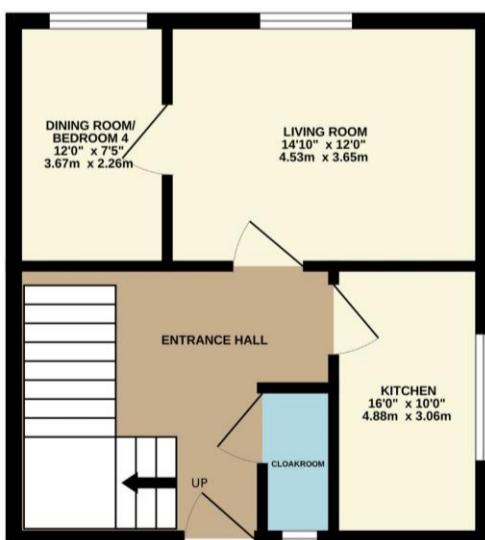
Outside: This flat is approached via an outside staircase leading to the first floor where this flat has its front door. Our understanding from the seller is that there is a parking area below where a resident does have the right to park on a first come first served basis but we would need to check on the details of this arrangement.

EPC: D, Council tax band: B, Tenure: Leasehold 946 years until 2971, Ground rent: £25, Last annual maintenance £500 approx tbc, approx floor area 925 sq ft

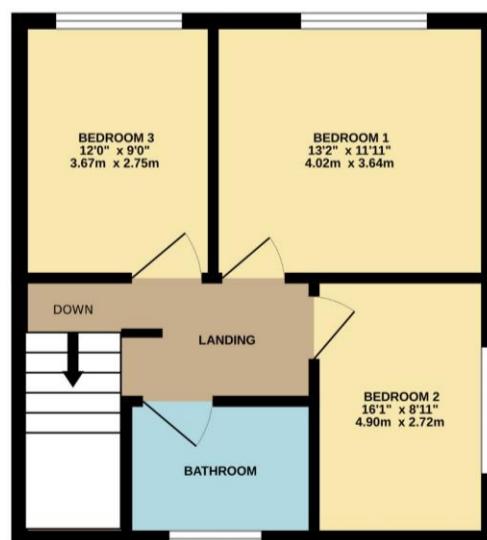
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1ST FLOOR



2ND FLOOR



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. 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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