



**PETTENGELLS**  
ESTATE AGENTS

12a Firmount Close, Everton, Lymington, SO41 0JN  
Asking Price £580,000

12a Firmount Close, Everton, Lymington, SO41 0JN

- Immaculate three bedroom detached bungalow
- Ensuite shower room and main bathroom
- Impressive kitchen/dining room
- Lovely spacious and bright lounge
- Conservatory
- Garage/storeroom with electric roller door
- Plus car port
- Gas fired central heating and double glazed
- Beautifully manicured gardens
- Situated at the end of the close





A BEAUTIFULLY PRESENTED TWO/THREE BEDROOM DETACHED BUNGALOW SITUATED IN THE LOVELY VILLAGE OF EVERTON.

**Accommodation:** The front door opens into the impressive and well appointed kitchen/dining room with comprehensive range of built in appliances with a window overlooking the front, with space for a dining table. This then leads into bedroom three which is currently being used as study. The bright and airy lounge has a feature gas fire, which overlooks the rear garden with a door leading into the conservatory. The inner hall gives you access to bedrooms one and two with the master bedroom having an en suite shower room, and bedroom two having a vast range of fitted wardrobes, with the main family bathroom in between. The boiler is in the loft with lighting and easy access via pull down loft ladder.

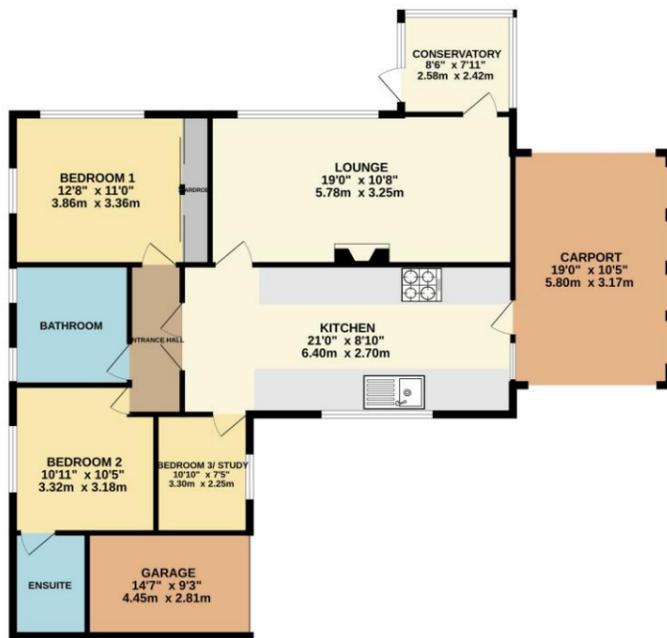
**Outside:** The front driveway gives off road parking for multiple vehicles, with lawned area. There is a garage measuring 4.45m x 2.18m with roller door, lighting and power. To the side, the car port measures 5.8m x 3.17m and with a gate to the rear. The rear garden has an extensive lawned area with mature flower and shrub borders with a vegetable patch to the side where there is also a garden shed and summerhouse.

EPC: D, Council tax band: E, Tenure: Freehold

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, sizes 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 Hozon 12/2024

**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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