



**PETTENGELLS**  
ESTATE AGENTS

Apple Cottage, 100 Samber Close, Lymington, Hampshire, SO41 9LF  
Asking Price £335,000

## Apple Cottage, 100 Samber Close, Lymington, Hampshire, SO41 9LF

- Impressive house in good location
- Screened gardens
- Garage
- Living room
- Dining room
- Kitchen overlooking garden
- Three bedrooms
- Bathroom
- Gas central heating
- Chain free sale





THREE BEDROOM END OF TERRACE HOUSE, WHICH ENJOYS A PARTICULARLY APPEALING PRIVATE LOCATION ON THIS DEVELOPMENT.

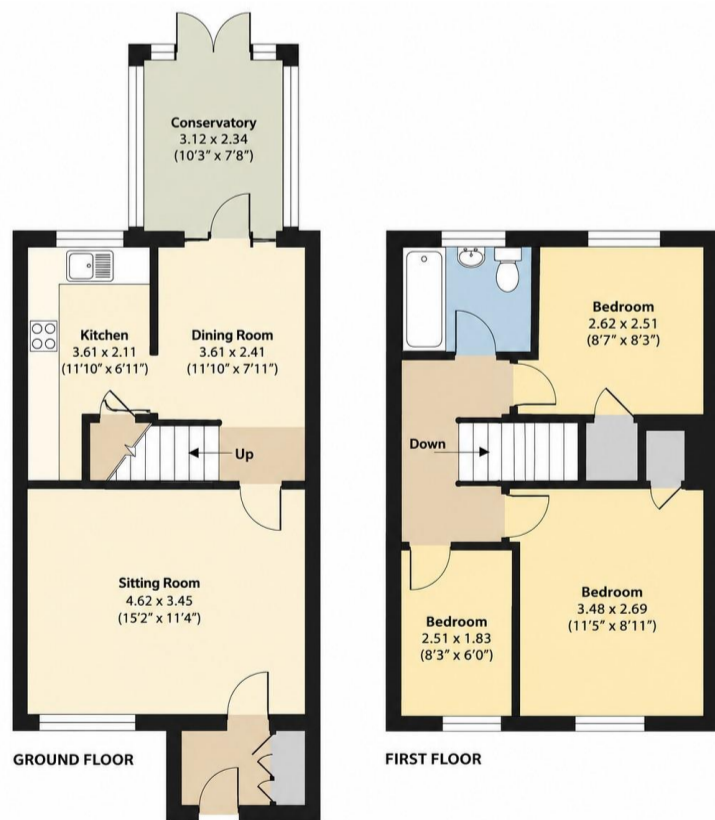
Accommodation: The entrance hall has storage and leads into the lounge and then in turn the separate dining room, which opens the conservatory. The kitchen overlooks the rear garden. The house has modern gas central heating, although the original warm air system boiler is still in situ, now redundant. The first floor landing leads to the three bedrooms and bathroom which has shower over the bath.

Outside: The front garden has a lawned area and the rear 'courtyard' garden is paved for 'ease of maintenance'. This house has a particularly nice position on the development with screening afforded to the front and rear by trees and hedging. There is also a garage in a block.

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

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GROSS INTERNAL FLOOR AREA 867 SQ FT 81 SQ METRES

**Samber Close, Lymington**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms 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.



**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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