

18 North Greenlands

Pennington, Lymington, SO41 8BB

SPENCERS







A beautiful two bedroom mid terrace property constructed by Colten Developments in 2012. Located in an extremely convenient cul de sac location within walking distance of Lymington High Street and the marinas.

The Property

The front door opens in to the light and bright hallway with stairs to the first floor and twin storage cupboards for coats, boots and umbrelas. There is a downstairs cloakroom here which is comfortably spacious enough to add a shower if one needed to future proof by converting the dining room in to a third ground floor bedroom. The main family/sitting room flows from the hall and is a wonderful spacious and light room with garden views. The contemporary open plan fitted kitchen is off here with a front aspect and a range of fitted wood laminate worktops and cupboard units. There is a fitted double oven with hob, integrated fridge and freezer and plumbing for a washing machine and dish washer. A modern conservatory allows for peaceful contemplation over looking the landscaped garden.

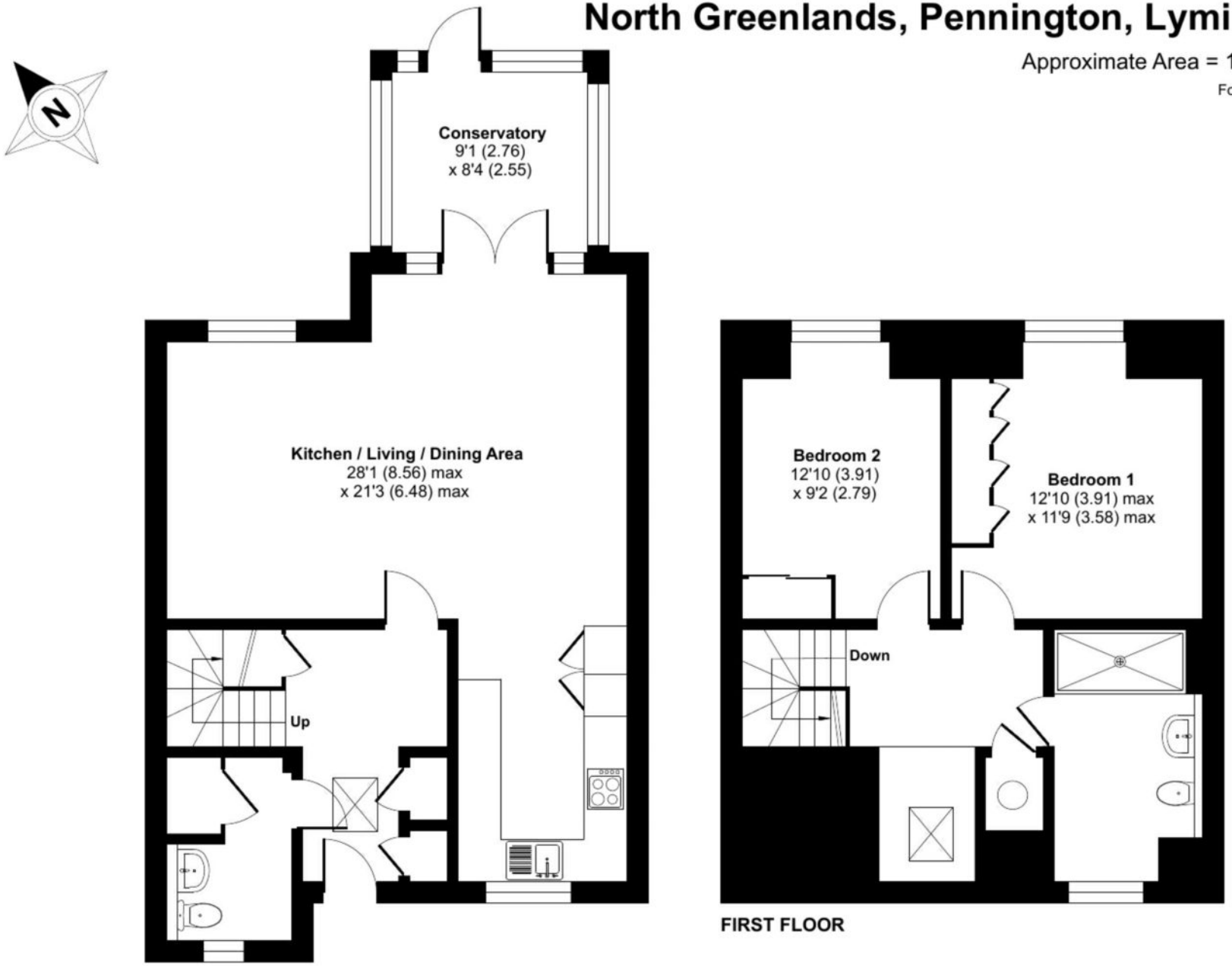
£445,000

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North Greenlands, Pennington, Lymington, SO41

Approximate Area = 1126 sq ft / 104.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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The spacious home has allocated parking, a lawned rear garden, conservatory and impressive accommodation over two floors.

The Property continued . . .

Rising the stairs to the landing, there is an airing cupboard and loft access. The primary bedroom is a lovely bright room with a garden view and range of fitted cupboards. Bedroom two is a good sized double bedroom, again with a garden view and fitted wardrobes. The large family bathroom with walk in shower completes the impressive accommodation.

Directions

From the Lymington office proceed along the High Street to the one way system. Turn left heading to Milford on Sea, at the first round about go straight over continuing on the A337. After two hundred yards turn right in to North Greenlands, the property can be found on the right hand side a hundred yards along the road.





Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college

Grounds & Gardens

The front of the property has an allocated parking space with a neat front lawn and path to the front door. The rear garden is low maintenance with a small artificial grass area, a garden shed, fence panel borders and a number of colourful plantings, shrubs and bushes.

Situation

The property is located in the village of Pennington, there is a general store with Post Office, Tesco metro and a busy shopping parade. Nearby is a pub, an extensive leisure centre and schools for all age groups within walking distance. Around approximately 1 mile from the house is the picturesque Georgian market town of Lymington which is famed for its attractive High Street, river, marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.





Additional Information

Tenure: Freehold

Council Tax: Band E

EPC: C Current: 77 Potential: 82

Property Construction: Standard Construction

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: Ultrafast broadband available with download speeds of 1000mps

Parking: One allocated, numbered space to the front of the property

Managed Common Areas: The front gardens, communal grounds, bin store and bicycle store are maintained under a management agreement. The current service charge is approximately £1493.46 per annum, payable on a six month basis. This includes window cleaning, buildings insurance, public liability insurance, maintenance of communal external areas, and electricity supplied to those areas.

Public Rights of Way: Neighbouring residents and their visitors have a right of access across the front of the property for the purpose of reaching adjoining properties.

Agent's Note: The vendor is happy to include the stairlift within the agreed sale price. Alternatively, it can be removed should the purchaser not require it.

Important Information

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:
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