



28 Samber Close

*Lymington, SO41 9LE*



SPENCERS





*A delightful three-bedroom semi detached home with a private east facing garden and a garage in a nearby block.*

## The Property

The property opens into a spacious entrance lobby, providing a practical area for coats and boots, before leading into the living room, which benefits from double-glazed windows to the front. From here, a door leads into the kitchen/dining room, where stairs rise to the first floor. To the rear, a conservatory extends the living space, offering pleasant views of the garden and incorporating a convenient utility area. The kitchen is well appointed with a range of base and wall units, along with an integrated electric oven, hob, extractor hood and dishwasher.

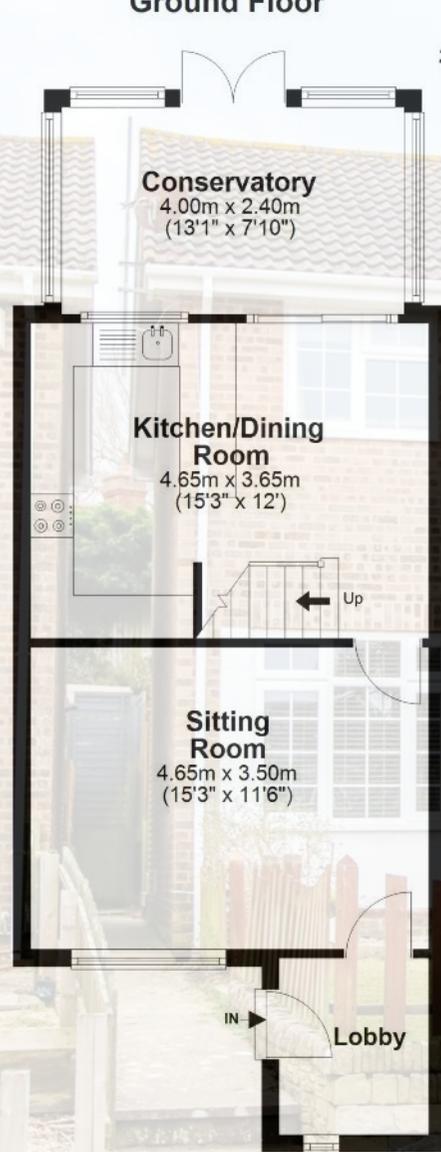


**£345,000**



## FLOOR PLAN

### Ground Floor



Approx Gross Internal Area  
81.2 sqm / 874.5 sqft

### First Floor

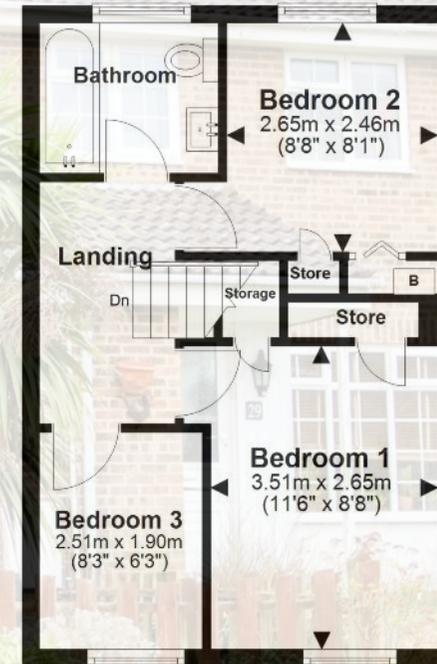


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.

## 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 fittings, 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.



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*Quietly positioned in a cul-de-sac, the property is perfectly placed for easy access to local schools and everyday amenities.*

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### The Property Continued...

Upstairs, the property features two double bedrooms and a single bedroom. Both double bedrooms benefit from fitted storage cupboards, while the third bedroom is ideal as a single room, nursery, or home office. The accommodation is completed by a modern family bathroom fitted with a vanity sink unit and a shower over the bath.

The loft has been boarded to provide useful additional storage, with insulation topped up. It is accessed via an easy drop-down ladder from the landing and benefits from a Velux window, allowing for natural light.

### Directions

From our office in Lymington, proceed down the High Street and take the first turning on the left onto New Street. At the junction turn left onto Avenue Road then at the traffic lights turn right onto Southampton Road. At the roundabout take the first exit onto Alexandra Road, then left into Pamplyn Close and the first turning on the right into Samber Close. Take the next turning on the left and the property can be found straight ahead.



*The property is offered with no forward chain*

## Grounds & Gardens

The property is located in a quiet cul-de-sac, tucked away in the corner, with a pathway leading to the front door and garden. The front garden is mainly laid to lawn, creating a pleasant approach to the home. The rear garden is accessed via a secure side gate and pathway, benefiting from an east-facing aspect that enjoys the morning sun. A patio area sits adjacent to the conservatory, providing an ideal space for outdoor dining and al fresco entertaining.

## Situation

The property is approximately 1.3 miles from the popular sailing and yachting facilities of Lymington and access to the Solent is within just a few minutes drive. The Georgian market town of Lymington has a famous Saturday market and there is a ferry service to Yarmouth, Isle of Wight. The village of Brockenhurst lies approximately 4 miles north and benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club.



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

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## Additional Information

Energy Performance Rating: C      Current: 71      Potential: 77

Council Tax Band: C

Tenure: Freehold

Property Construction: Brick elevations under a tile roof

Utilities: Mains water, gas, electricity and drainage supply

Heating: Gas central heating

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Superfast broadband with download speeds of up to 60 Mbps is available at the property (Ofcom).

Easements: There is an easement in favour of the property to use the alleyway and path to the north of the red line boundary to access front and rear gardens. Easement to access garage.

Restrictive Covenants: Please contact the agent for further details

Wooden Decking: There is decorative wooden platform at raised rear of garden not commonly accessible.

Parking: Garage and street parking



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

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