



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

41 Corbin Road

Pennington • Lymington • SO41 8BP







# 41 Corbin Road

Pennington • Lymington • SO41 8BP

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Benefitting from a south-westerly garden and offered chain free, this deceptively spacious house has the advantage of an annexe. The property offers well presented and versatile accommodation with four bedrooms. There is a large driveway and the property is located within easy walking distance of the local village shops and also within easy reach of Lymington High Street.



4



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£415,000

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## Key Features

- Offered for sale with no forward chain
- Low maintenance south-westerly rear garden
- Three first floor bedrooms
- Sitting room with box bay window
- EPC Rating:D & Council tax Band:C
- Large kitchen/dining room
- First floor family bathroom
- Good size conservatory
- Large driveway
- Ground floor annexe comprising: bedroom, sitting room, utility area, shower room and large storage room and direct access to the front and rear garden

*Est.1988*







# Description

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An opportunity to purchase a chain-free and well presented four bedroom semi-detached house, incorporating a self-contained annexe. This delightful property offers spacious and versatile accommodation, has the benefit of a large driveway and also enjoys a sunny south-westerly rear garden. The property is conveniently located close to the centre of the village and Pennington Common.

Double doors into the porch with front door leading into the entrance hall. Stairs rising to the first floor with understairs cupboard. Door to the right into the sitting room which has an inset gas fire with marble effect hearth and a box bay window to the front aspect. Door from hallway through to the kitchen/diner. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with granite effect worktop over, tiled splashbacks, one and a half bowl single drainer sink unit with mixer tap. Built-in larder and separate storage cupboard. Space for tall fridge freezer, space for electric cooker with stainless steel splashback and extractor hood over. Space and plumbing for washing machine and dishwasher. Tiled floor, inset ceiling spotlights. Space for dining table and chairs. Windows and patio doors with matching side panels to the rear aspect, opening through to the conservatory, which has a tiled floor, opening fan windows and patio doors opening out to the rear garden.

From the kitchen, there is a door leading through to the inner hall with built-in storage cupboard. This part of the house gives access to the self contained annex, which has a bedroom with window to the rear aspect, utility area, shower room, sitting room with obscure window to the side aspect and a door leading through to the large storage room at the front, with double doors opening out to the front of the house onto the driveway. From the inner hallway there is also a door to the rear, providing access out to the rear garden.

First floor landing with hatch giving access to the loft space. Airing cupboard housing the gas fired central heating boiler and shelving for linen storage. Master bedroom with window to the front aspect and range of fitted wardrobes along one wall with mirrored sliding doors. Bedroom two with built-in wardrobe with mirrored sliding doors and a window to the rear aspect. Bedroom three has open storage and a window to the front aspect. The modern family bathroom is a good size and has a panelled bath unit with mixer shower over and shower rail. Low level WC, pedestal wash hand basin with mixer tap, part tiled walls and tiled floor, radiator, obscure glazed window to the rear aspect.

To the front of the property there is a feature low wall to the front boundary and a large driveway providing off road parking. There is an area of shingle with various mature plants and shrubs and an outside tap.

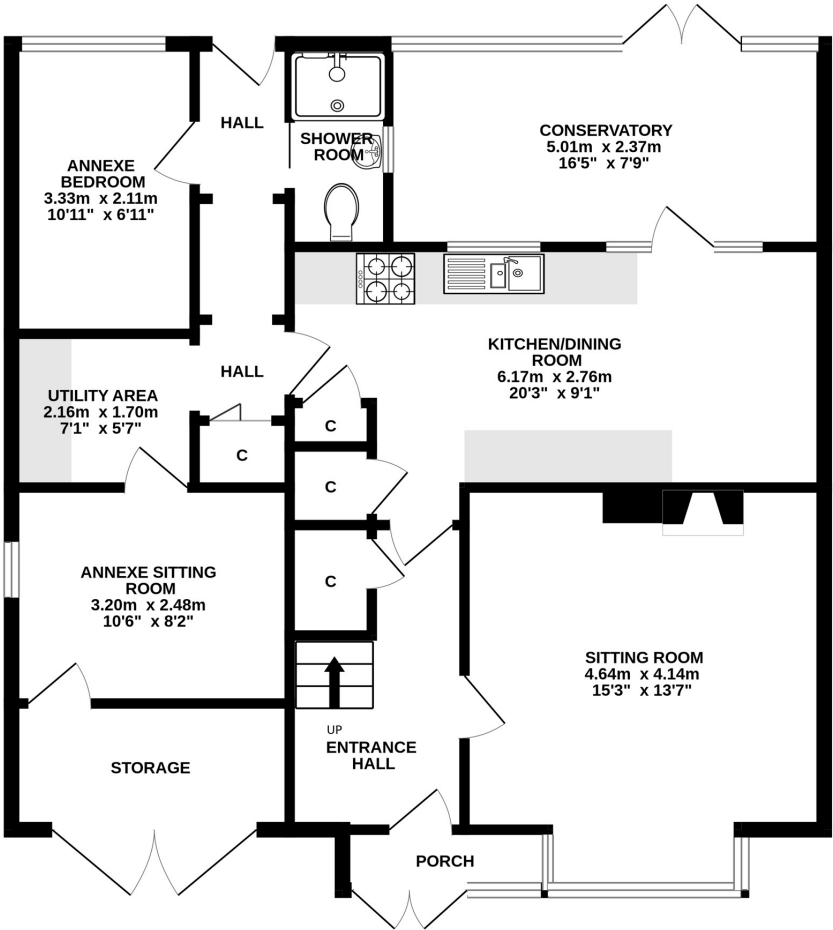
The low maintenance rear garden enjoys a sunny south westerly aspect. The garden is mainly paved with shingle areas, raised wooden flower beds, and there are various mature shrubs, plants and trees interspersed throughout the garden. The boundaries are fenced to all sides.

The property is within just a short level walk to Pennington Common and of the centre of Pennington village, local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access to Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London.

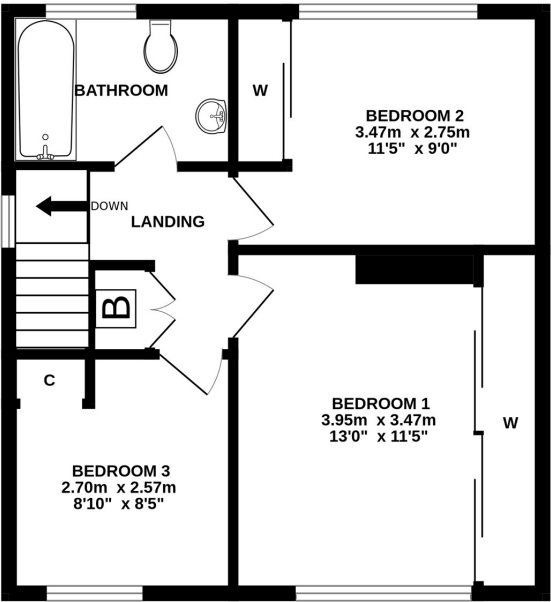


# Floor Plan

GROUND FLOOR  
87.1 sq.m. (938 sq.ft.) approx.



1ST FLOOR  
40.7 sq.m. (438 sq.ft.) approx.



41 CORBIN ROAD  
TOTAL FLOOR AREA : 127.8 sq.m. (1375 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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