



# 56 Little Dene Copse

LYMINGTON, HAMPSHIRE SO41 8EW



## Welcome

Offered with no forward chain, this well-presented two-bedroom mid-terrace bungalow is situated in a quiet, established development close to Pennington village and Lymington town centre.

## The Property

The delightful two-bedroom mid-terrace bungalow provides well-presented accommodation and benefits from a fenced rear garden and garage. The property is beautifully presented throughout and is situated in a quiet, established development, offering easy access to Pennington village and the nearby town of Lymington, with its comprehensive range of shops and community facilities. A double-glazed front door leads into the entrance porch, with a further inner door opening into the front reception room. This bright and welcoming space features a bay window to the front aspect, along with doors leading to an inner hall and the kitchen.

The well-equipped modern kitchen offers a range of floor and wall-mounted cupboard and drawer units, complemented by worktops and an inset single drainer stainless steel sink unit with mixer tap and tiled splashbacks. There is a built-in electric oven and a four-ring hob with extractor hood over. Space is provided for a tall fridge freezer, as well as plumbing and space for a washing machine. A window overlooks the rear aspect, and a door leads out to the rear garden. A cupboard houses the gas-fired central heating boiler.

The inner hall provides access to the principal bedroom, which overlooks the rear garden. Bedroom two enjoys a window to the front aspect. The family bathroom comprises a white suite including a bath, a wall-mounted wash hand basin with separate taps and a mirror above, and a low-level WC. Tiled walls and a covered floor finish off this well-proportioned room.

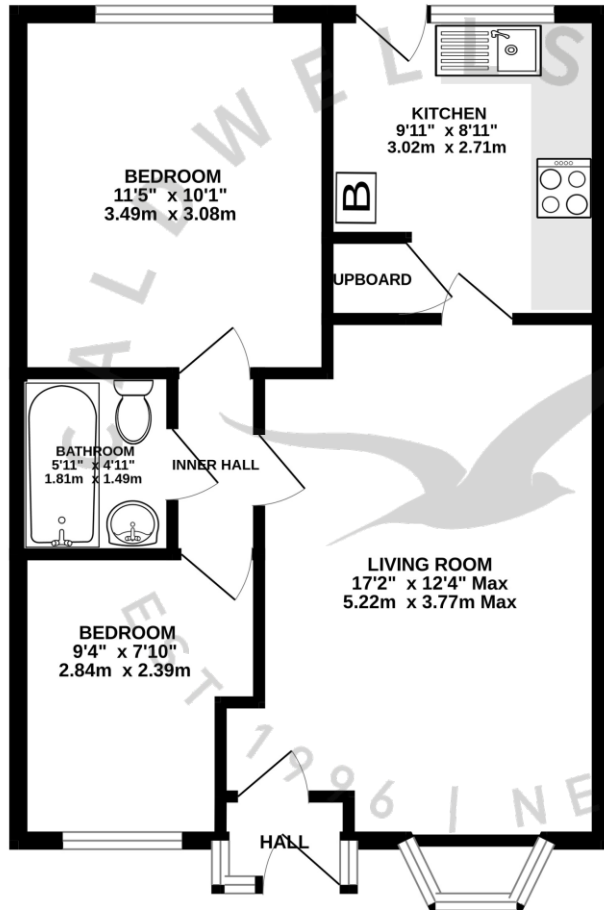
## Outside

To the front of the property, there is an open-plan garden mainly laid to lawn, with a central pathway leading to the front door, bordered by a variety of mature shrubs and trees. The rear garden is designed for ease of maintenance, being mainly paved, with established beds and borders featuring mature trees and planting. The boundaries are fenced, and the garden enjoys a good degree of privacy along with a sunny aspect. There is a pedestrian gate giving access to the garage, which is the first in the block. A single garage is situated in a nearby block, with an up-and-over door, along with access to communal parking.



# Floor Plan

GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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*The finer details...*

## The Property

Terraced Bungalow  
Two bedrooms  
Garage in a block  
Private rear garden  
Modern kitchen  
Spacious sitting room  
Family bathroom  
Within easy reach of the train station, High Street & schools

## Services

All mains services are connected to the property

## Directions

From our office in the High Street proceed up into St Thomas Street joining the one way system in the left hand lane signposted Bournemouth and New Milton (A337). On reaching the roundabout take the second exit along Milford Road proceeding past the local shops, taking the next turning on the right into Haglane Copse. Follow the road as it bends round to the right and left and then take the second left hand turning. Turn right into Little Dene Copse

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## Tenure

Freehold

## Tax Band

C

## EPC Rating

D

Asking Price  
**£325,000**



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Asking Price £325,000

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