



PETTENGELLS
ESTATE AGENTS

2c, Sky End Lane, Hordle, Hampshire, SO41 0HG
Asking Price £475,000

2c, Sky End Lane, Hordle, Hampshire, SO41 0HG

- Well Presented Bungalow
- Two bedrooms
- 22' Kitchen/Dining Room
- En-Suite
- Pleasant Garden
- Drive
- Garage
- Village Location
- Subject to probate





IMPRESSIVE DETACHED BUNGALOW IN VILLAGE LOCATION, 10 MINUTE DRIVE TO LYMINGTON, THE BEACH, OR THE NEW FOREST. We are pleased to offer this two bedroom detached bungalow situated in a pleasant village location and with features including a 22' kitchen/dining room and an en-suite shower room to compliment the main bathroom.

Accommodation: The entrance hall leads into a pleasant living room. At the rear of the bungalow is the kitchen/dining room overlooking the rear garden. There are two double bedrooms each with fitted wardrobes, an ensuite shower room and a main bathroom.

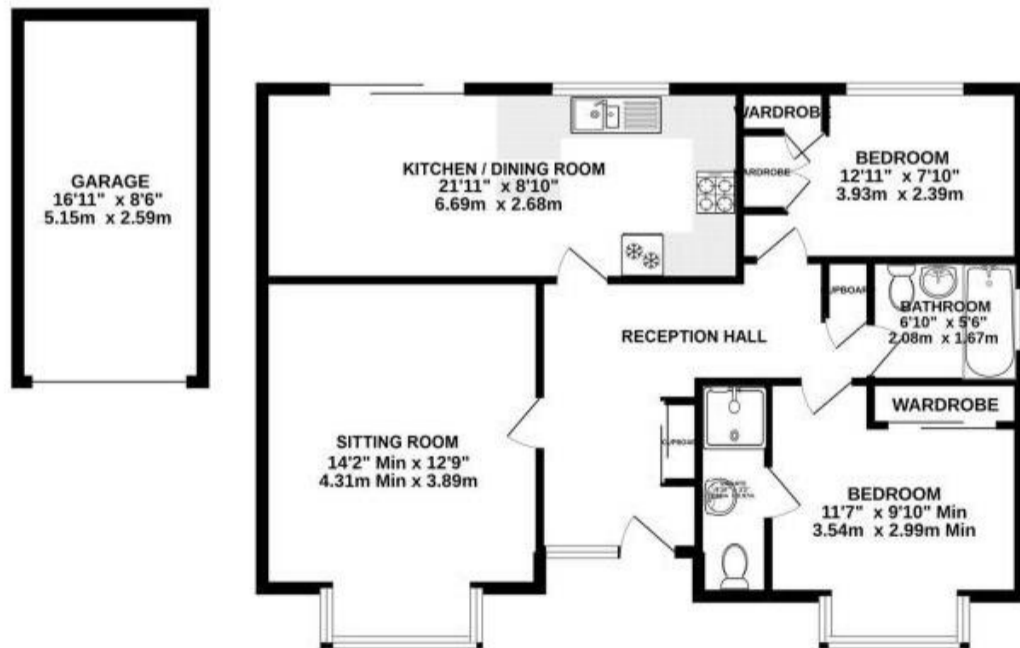
Outside: There are pleasant areas of front and rear garden and adjoining the boundary is a stream/culvert. The drive gives off road parking and leads to the garage which has an electric front door.

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

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq ft. (89.4 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 is given as to their operability or efficiency can be given.
Made with Metropix 12022



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. The flood risk is deemed as 'very low' unless stated otherwise. 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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