



PETTENGELLS
ESTATE AGENTS

5a, Wellingtonia Gardens, Hordle, Hampshire, SO41 0DD
Asking Price £490,000

5a, Wellingtonia Gardens, Hordle, Hampshire,
SO41 0DD

- Four Bedrooms
- Living Room
- Conservatory
- 19' Kitchen/Family Room
- En-Suite & Bathroom
- Study
- Shed & Garden Room
- Gated Development
- 'Low Maintenance' Garden
- Driveway to front





VERY SPACIOUS HOUSE IN VILLAGE LOCATION!
On a lovely gated development, we are pleased to offer this most impressive four bedroom semi-detached house with features including an en-suite to compliment the main bathroom, a study as well as a 17' living room and a well appointed 19' modern kitchen/family room.

Accommodation: The entrance hall accesses the downstairs cloakroom and also leads into the living room. There is also a study/potential home office and impressive large kitchen/dining room which in turn leads out to the conservatory. Upstairs there are four large bedrooms, an ensuite shower room and a bathroom.

Outside: The development is approached via electric gates. There is a small charge towards the communal areas. In front of the house there is a driveway for two cars. The rear garden is of 'easy to maintain' proportions being paved and has a hot tub which is included. There is also an outside power point and water tap. There is a large outbuilding divided into a shed with light and power. Adjoining this is a useful garden/hobby room with window, light and power.

EPC RATING: C, COUNCIL TAX BAND: E, Total approx floor area: 110 sq m (1184 sq ft)

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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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