



**PETTENGELLS**  
ESTATE AGENTS

31 Yerville Gardens, Hordle, Hampshire, SO41 0UL  
Asking Price £475,000

31 Yerville Gardens, Hordle, Hampshire, SO41 0UL

- Village Location
- Spacious and Flexible accommodation
- 19' Kitchen/dining room
- Shower room & Ensuite
- 3/4 Bedrooms
- 1/2 Reception Rooms
- Gardens
- 18' Garage
- Long driveway
- Seperate utility room & downstairs cloakroom/WC





**SUPERB AND DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED CHALET STYLE HOUSE.** One of the reception rooms could also be a ground floor fourth bedroom.

**Accommodation:** The entrance vestibule leads into a spacious main hallway and in turn a lovely living room which opens out to the garden and also has a feature fireplace. There is a further reception room currently used as a dining room but could potentially be a ground floor fourth bedroom. There is a downstairs cloakroom and a separate utility room, the latter housing the modern boiler for the gas fired central heating. There is a kitchen/dining room with feature part vaulted ceiling. The upstairs landing leads to the three first floor bedrooms with one of these having an ensuite shower room and there is a further very modern shower room which has only recently been replaced.

**Outside:** There is an area of front garden adjoining which the driveway gives good off road parking and leads to the garage (with power) measuring 18' x 9'. The rear garden is a pleasant feature with lawned area, paved patio, hedge border and two attractive small Japanese Loquat trees.

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

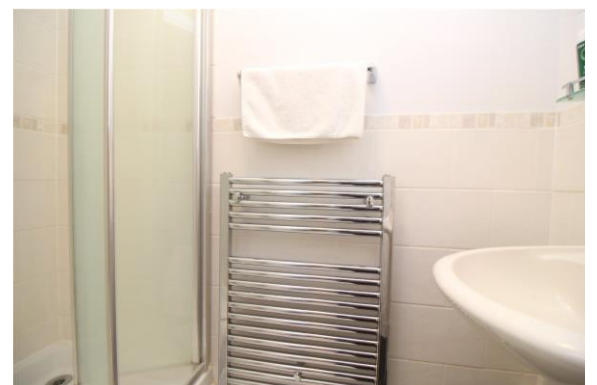
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1392 sq.ft. (129.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Made with MyPlan 1/2023

**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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