



PETTENGELLS
ESTATE AGENTS

9 Pegasus Avenue, Hordle, Hampshire, SO41 0HN
Guide Price £445,000

9 Pegasus Avenue, Hordle, Hampshire, SO41 0HN

- Spacious bungalow
- Private gardens
- Drive and garage
- Available quickly
- Front & rear conservatories
- Living Room
- Dining Room
- Kitchen
- Three bedrooms
- Bathroom





SPACIOUS BUNGALOW IN VILLAGE LOCATION, OFFERED CHAIN FREE.

Accommodation: There is a large sun lounge at the front of the bungalow which leads into the entrance hall, from here one accesses the impressive L shaped living/dining room, and this in turn opens to the rear conservatory and the kitchen. There are three bedrooms and a bathroom.

Outside: To the front is a pleasant area of enclosed garden which enjoys a bright aspect and adjoining this the driveway gives off road parking and leads via gates to the detached single garage measuring 5m x 2.6m. This adjoins the rear garden which also has good privacy and comprises lawn with hedge and shrub borders, there is a paved patio and a greenhouse and sheds.

Council tax band: D, Tenure: Freehold

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Total area: approx. 97.7 sq. metres (1052.1 sq. feet)

*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.
Plan produced using PlanUp.



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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