



PETTENGELLS
ESTATE AGENTS

1 Heathlands, Hordle, Hampshire, SO41 0AR
Asking Price £475,000

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- Detached bungalow
- Three double bedrooms
- Living/dining room
- Kitchen & separate utility room
- En suite & bathroom
- Pleasant gardens
- Drive & garage
- Chain free sale
- Semi rural location
- Available quickly





IMPRESSIVE 'PENNYFARTHINGS' BUNGALOW IN PLEASANT SEMI RURAL LOCATION, OFFERED CHAIN FREE.

Accommodation: There is an entrance hall which leads into the spacious double aspect living/dining room with bi-fold doors out to garden. This has a pleasant aspect to the rear garden and a feature fireplace. There is a kitchen adjoining. There is a separate utility room with a back door. There are three double bedrooms, one has an en suite shower room and there is a main bathroom.

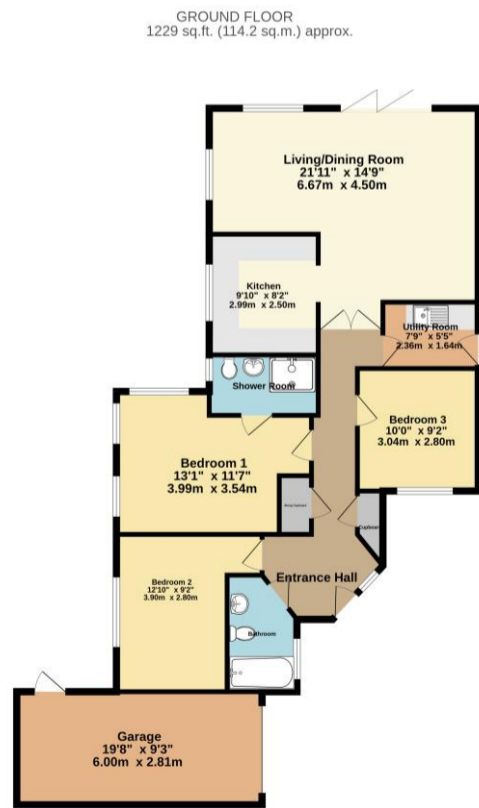
Outside: To the front the drive gives off road parking and leads to the garage measuring 20' x 9'2 with power supplied. The rear garden is a pleasant feature with lawned and paved areas, shrub borders.

Note: There is a management company for the six Heathlands bungalows which looks after the maintenance of the driveway and communal area. We understand this works out at roughly £165 per year per property.

EPC: C, **Council tax band:** E, **Tenure:** Freehold, **Approx floor area:** 1087 sq ft

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TOTAL FLOOR AREA: 1229 sq.ft. (114.2 sq.m.) approx.
While 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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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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