



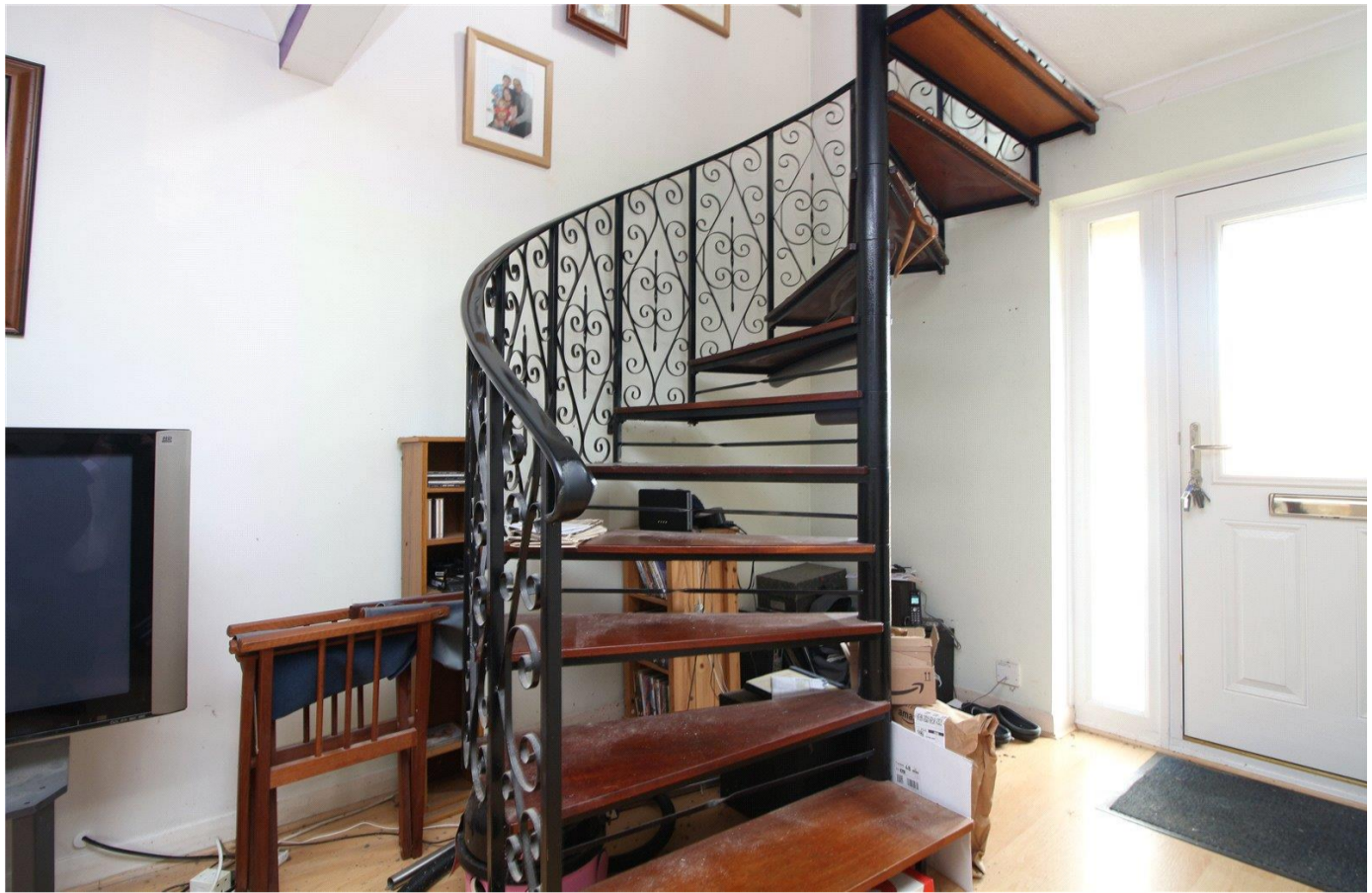
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2 Monteray Drive, Hordle, Hampshire, SO41 0YD  
Asking Price £235,000

## 2 Monteray Drive, Hordle, Hampshire, SO41 0YD

- Popular development
- Freehold house
- Drive & garage
- Living/dining room
- Feature spiral staircase
- Kitchen
- Bathroom
- Conservatory
- Large Bedroom
- Village location





**FREEHOLD ONE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE ON POPULAR DEVELOPMENT.**

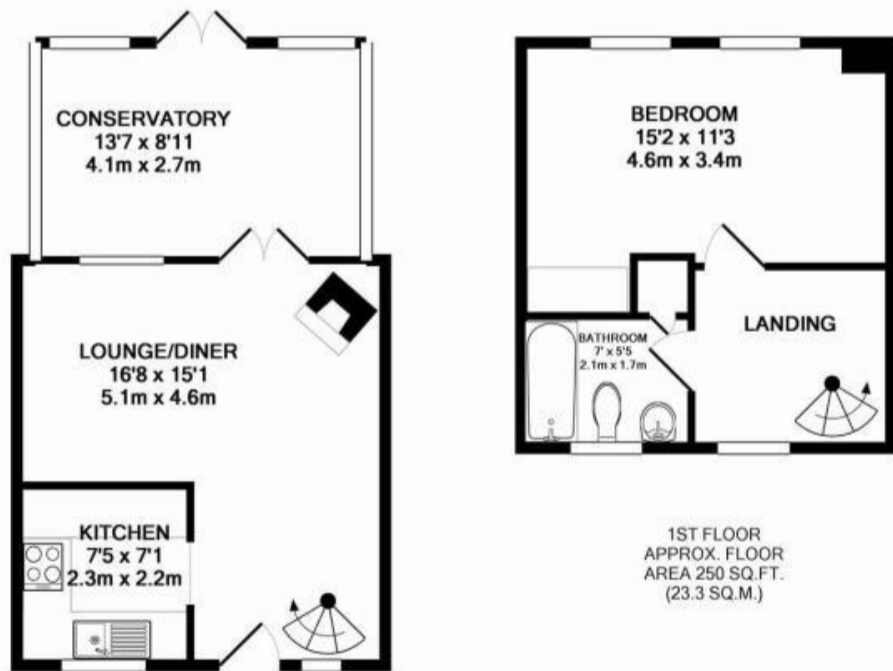
**Accommodation:** The entrance hall then has an open plan design leading into the living/dining room and this opens to the conservatory which does have a radiator. There is a kitchen to the front and a feature spiral staircase then leads to the first floor landing and this accesses the large bedroom and bathroom. It is worth mentioning that some owners of this house type closeby have sub-divided the bedroom to create two smaller bedrooms.

**Outside:** To the front of the house is an area of garden and there is lawned garden to the side and rear. Adjoining the front door is a useful store which also houses the gas boiler. Adjoining this the driveway gives off road parking and leads to the single garage measuring 5.3m x 2.68m and has power supplied. Solar panels.

**EPC:** D, **Council tax band:** B, **Tenure:** Freehold

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and we would be happy to help a prospective buyer investigate. 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 a surveyor to report before proceeding, and we will assist whenever possible.

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