



PETTENGELLS
ESTATE AGENTS

1 Pegasus Avenue, Hordle, Hampshire, SO41 0HN
Asking Price £650,000

1 Pegasus Avenue, Hordle, Hampshire, SO41 0HN

- Chain free sale
- Pleasant village location
- Spacious chalet style home
- Lovely garden
- Lots of parking & garage
- Two ground floor bedrooms
- Two first floor bedrooms
- Two bathrooms (one ensuite)
- Superb kitchen/diner
- Conservatory





SPLENDID CHALET STYLE HOME IN LOVELY VILLAGE LOCATION.

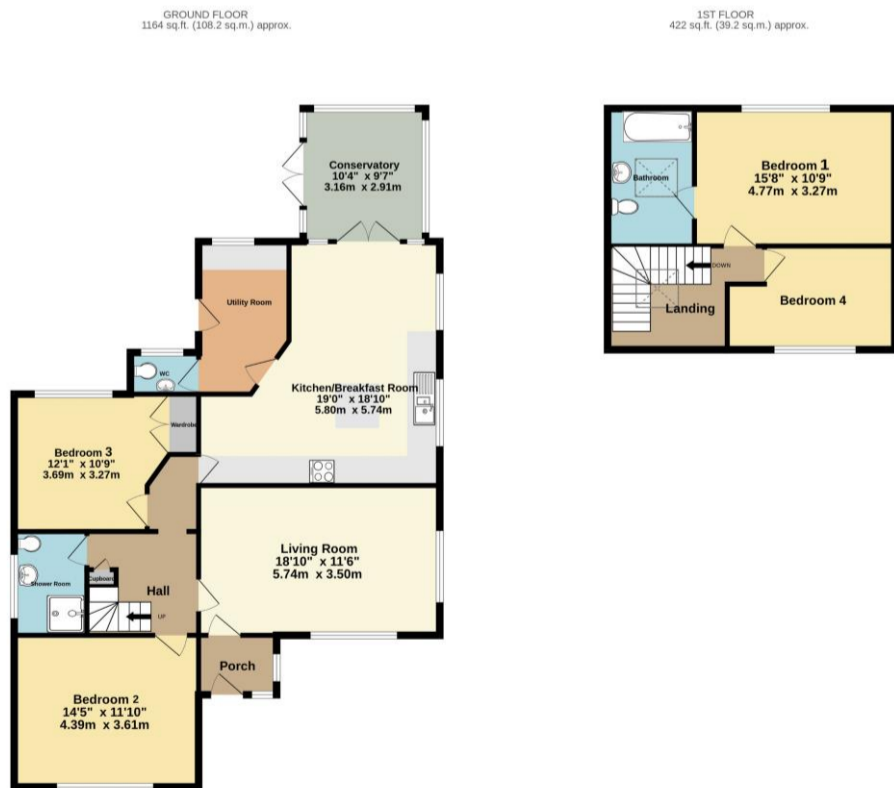
Accommodation: There is an entrance porch which leads into the bright living room which has a feature fireplace with electric fire. There is an inner hallway where the staircase rises to the first floor. The super impressive kitchen/breakfast room is well appointed with extensive appliances and a central island with a breakfast bar. There is a dining area and then an impressive conservatory overlooking the rear garden. There is a separate utility room and a downstairs cloakroom. There are two ground floor double bedrooms and a shower room. Upstairs the first floor landing leads to two further double bedrooms and bedroom one has the benefit of an ensuite bathroom.

Outside: This property sits on a lovely corner plot with five bar gates off Vicarage Lane giving vehicle access. There is lots of off road parking on the driveway including currently space for a caravan etc and there is a detached garage 5m x 2.7m with power supplied. The lovely rear garden is laid mainly to lawn which also extends around the side and there are shrub borders, there is a summerhouse/shed and a decked area. Behind the garage is a further shed.

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

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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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