



PETTENGELLS
ESTATE AGENTS

20 Vicarage Gardens, Hordle, Hampshire, SO41 0XJ
Asking Price £242,500

20 Vicarage Gardens, Hordle, Hampshire, SO41 0XJ

- One bedroom freehold house
- Own private garden
- Semi rural location
- Large double bedroom
- Bathroom with window
- Gas fired central heating (new boiler in 2023)
- Village location
- Parking space
- Viewing recommended
- Sole agents





ONE BEDROOM FREEHOLD HOUSE IN POPULAR SMALL DEVELOPMENT IN THE VILLAGE OF HORDLE.

Accommodation: The front door opens into an entrance lobby with hanging space and storage cupboard with electric fuse box. This in turn leads into the L shaped living/dining room with french doors opening onto the attractive rear garden. There is a kitchen with a window overlooking the rear garden, wall mounted gas fired central heating boiler which was replaced in December 2023. A spiral staircase leads to the first floor with further storage and airing cupboard and door into the double bedroom. Adjacent to this is the bathroom with velux window.

Outside: The pretty rear garden is low maintenance with decked and shingle area. A gate to the side gives access into the garden. There is a parking space close by with a car parking area with visitor parking spaces.

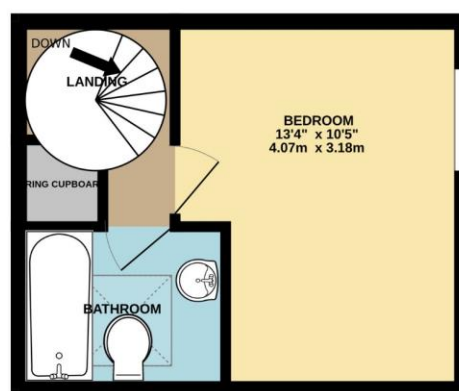
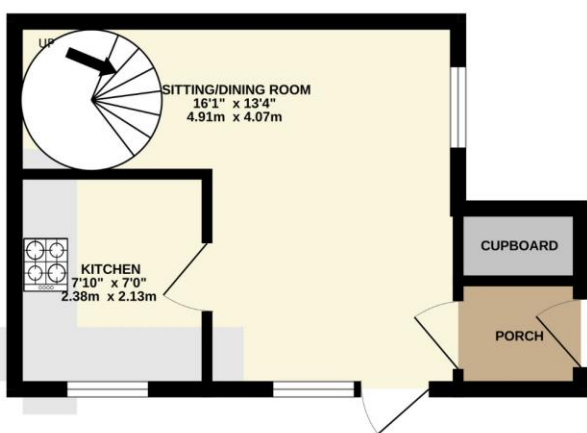
EPC: C, **Council tax band:** B, **Tenure:** Freehold. Maintenance charge of approximately £400 per annum.

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

GROUND FLOOR
244 sq.ft. (22.7 sq.m.) approx.

1ST FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.7 sq.m.) approx.

Whilst 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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