



PETTENGELLS
ESTATE AGENTS

23 White Barn Crescent, Hordle, Hampshire, SO41 0FY
Asking Price £450,000

23 White Barn Crescent, Hordle, Hampshire,
SO41 0FY

- Spacious family home
- Great village location
- Sunny garden aspect
- Drive and garage
- 29' Living/dining room
- Kitchen overlooking rear garden
- Three double bedrooms
- Bathroom
- Shower room
- Close to local school





IMPRESSIVE SPACIOUS SEMI' IN LOVELY VILLAGE LOCATION

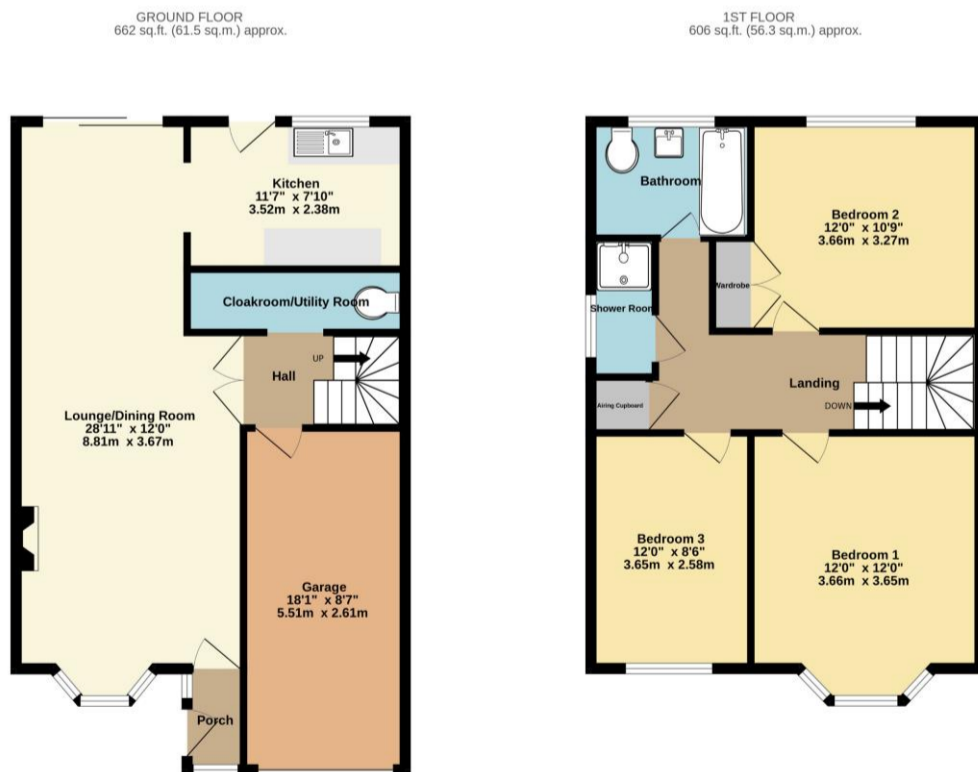
Accommodation: The entrance porch leads into the wonderful large living/dining room, this is double aspect and has wood burner and doors from the dining area open out to the garden and there is then a kitchen which overlooks the rear. An inner hall accesses the rear of the garage as well as the downstairs cloakroom, and a staircase then rises to the first floor landing which leads to the three bedrooms, all of which are doubles. There is then a family bathroom plus a shower room. We would point out that some homeowners in this road with the same style of house have in fact added a fourth bedroom within the large loft space, so there is this future possibility as well.

Outside: To the front there is a paved driveway giving off road parking and this leads to the integral single garage measuring 6m x 2.58m, this has power supplied and a heater. The rear garden enjoys a sunny aspect and is mainly paved for ease of maintenance, there are some shrubs and a garden shed.

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

PETTENGELLS
ESTATE AGENTS

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



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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.
Made with Metropix ©2024

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.



PETTENGELLS
ESTATE AGENTS

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