



PETTENGELLS
ESTATE AGENTS

114 Everton Road, Hordle, Hampshire, SO41 0HB
Asking Price £465,000

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- Detached bungalow available quickly
- Sunny garden aspect
- Driveway and garage
- Living/dining room
- Kitchen
- Utility room
- Three bedrooms
- Bathroom
- Property has great potential





THREE BEDROOM DETACHED BUNGALOW SITUATED IN A PLEASANT VILLAGE LOCATION AND OFFERED 'CHAIN FREE'/ AVAILABLE QUICKLY.

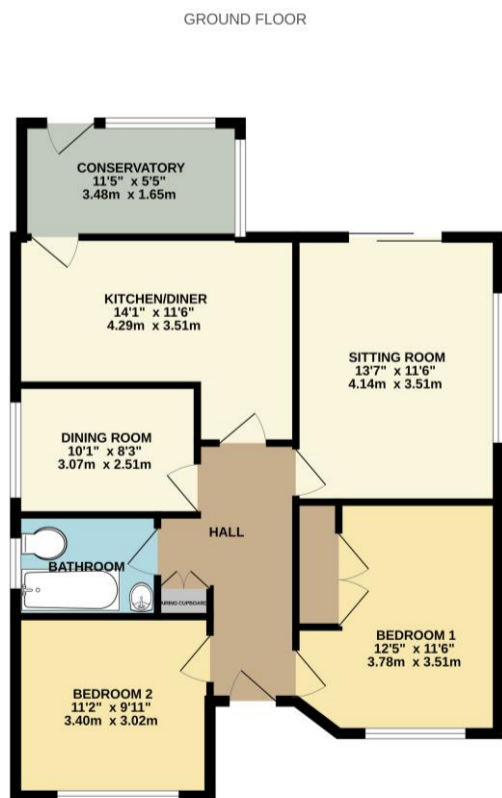
Accommodation: The entrance hall leads into a living/dining room, which overlooks the rear garden. The kitchen also houses the gas boiler for the central heating and opens to the utility room. There are either three bedrooms or two bedrooms and a separate dining room, plus there is a bathroom.

Outside: To the front of the bungalow is a driveway giving off-road parking where there is space to turn, plus a small area of lawned garden. The drive extends on the side of the bungalow to the garage measuring 5.4m x 3m with electric door. The rear garden comprises a pleasant lawned area and has a great south westerly aspect. There's also a paved patio.

EPC: D, Council tax band: D, Tenure: Freehold, Approx floor area: 820 sq ft

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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 here are not listed 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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