



PETTENGELLS
ESTATE AGENTS

29 Larch Close, Hordle, Hampshire, SO41 0GX
Asking Price £375,000

29 Larch Close, Hordle, Hampshire, SO41 0GX

- Chain free sale
- Well presented house
- Three double bedrooms
- Impressive kitchen/dining room
- Living room with multi-fuel burner
- Superb bathroom with bath and shower
- Lovely garden
- Garage & double width drive
- Village location
- Viewing recommended





SITUATED IN A LOVELY VILLAGE LOCATION, WE ARE PLEASED TO OFFER THIS SPACIOUS AND WELL PRESENTED THREE BEDROOM FREEHOLD HOUSE WITH VIEWING RECOMMENDED.

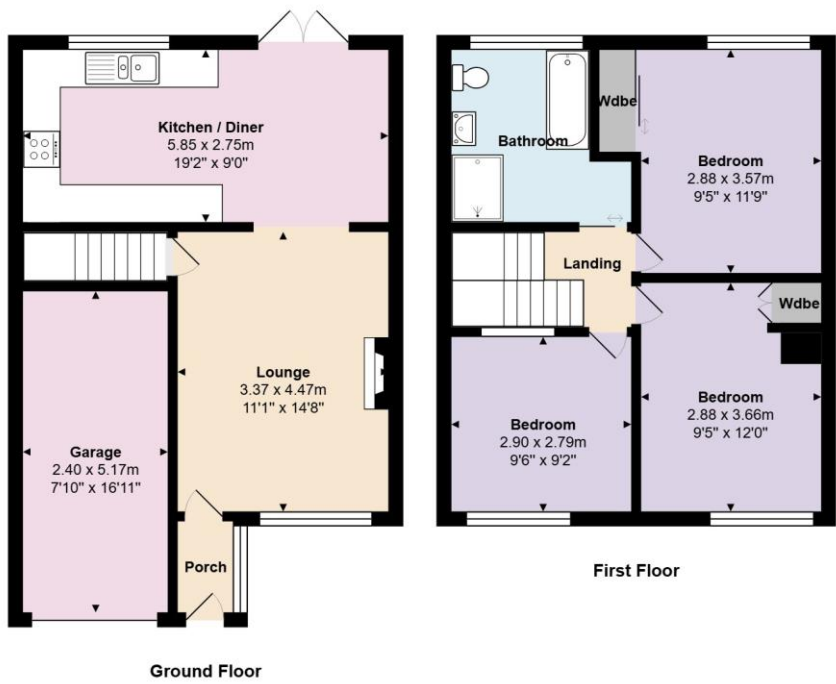
Accommodation: A front porch takes you into a lovely living room with multi-fuel burner, set into the fireplace. A glazed door leads to an attractive staircase to the first floor. There is an impressive full width kitchen/dining room with French doors opening onto the rear garden. The first floor landing leads to the three double bedrooms and a superb spacious bathroom.

Outside: To the front of the house is a useful double width drive giving off road parking and this leads to the integral single garage.

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

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

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Total Area: 92.3 m² ... 994 ft²
All measurements are approximate and for display purposes only

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. 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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