



PETTENGELLS
ESTATE AGENTS

3 Dudley Avenue, Hordle, Hampshire, SO41 0HY
Asking Price £485,000

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- Detached bungalow in pleasant road
- Two reception rooms including conservatory
- Two bedrooms with fitted wardrobes
- Kitchen overlooking garden
- Lovely gardens
- Good size single garage 17' x 10'
- Quiet village location
- Chain free sale
- Extensive driveway & carport
- Bathroom





WE ARE PLEASED TO OFFER AS A CHAIN FREE SALE, THIS TWO BEDROOM DETACHED BUNGALOW, SITUATED IN A LOVELY QUIET VILLAGE LOCATION CLOSE TO SOME PLEASANT COUNTRYSIDE WALKS AND ALSO JUST A FEW PACES FROM DUDLEY AVENUE RECREATION GROUND. THE PROPERTY ITSELF BENEFITS FROM TWO SPACIOUS RECEPTION ROOMS INCLUDING CONSERVATORY AND THERE IS LOTS OF OFF ROAD PARKING, A CAR PORT & GARAGE.

Accommodation: The welcoming entrance hall leads into a lovely living room which has a feature fireplace and there is then an impressive conservatory which is heated so useable all year round. The kitchen also overlooks the rear garden and there are two double bedrooms each with fitted wardrobes, and then there is a bathroom.

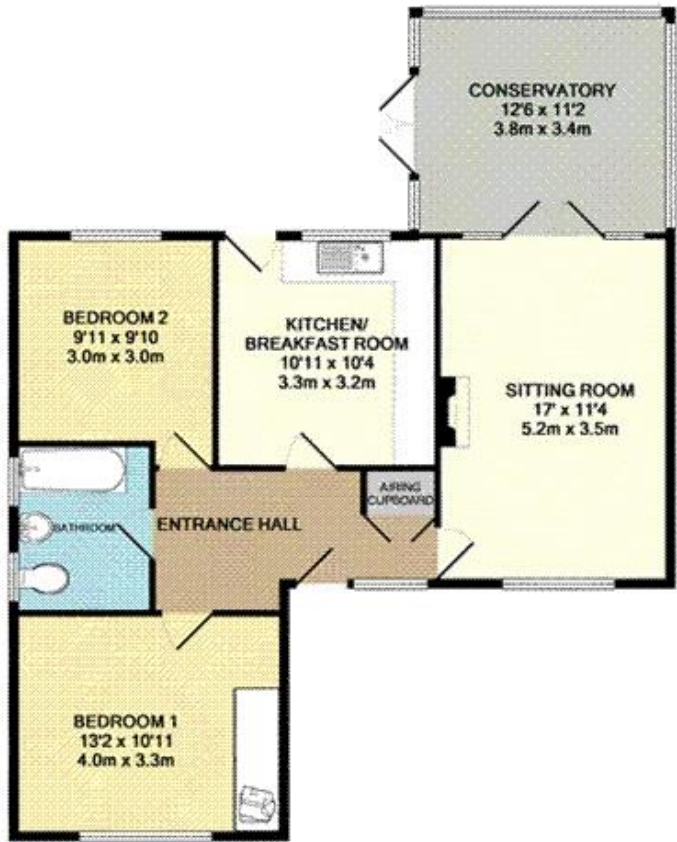
Outside: The bungalow sits on a plot which is particularly wide at the front giving lovely garden area and particularly wide driveway which also has space to turn and leads to the garage 16'10" x 10'4" (5.17m x 3.16m) with electric door to front. The rear garden enjoys a bright aspect facing approximately south but it currently (like the front garden) laid out for relative ease of maintenance.

Council tax band: D, Tenure: Freehold, Approx floor area: 1000 sq ft

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



Measurements are approximate. Not to scale. Illustrative purposes only.
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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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