



PETTENGELLS
ESTATE AGENTS

8 Sycamore Road, Hordle, Hampshire, SO41 0YF
Asking Price £375,000

8 Sycamore Road, Hordle, Hampshire, SO41 0YF

- Appealing semi detached house
- Three bedrooms
- Kitchen
- Living/dining room
- Driveway & garage
- Gas central heating with fairly modern boiler
- Garden
- Village location





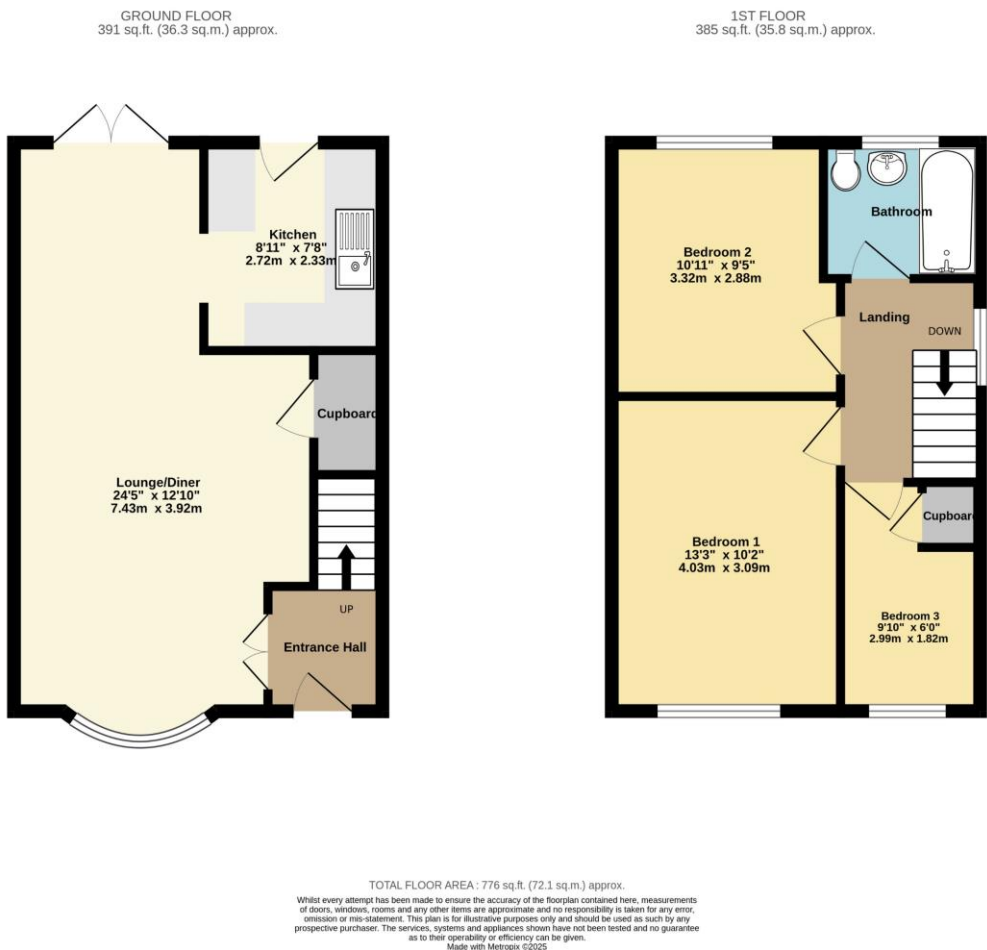
Accommodation: The entrance hall leads into an impressive living/dining room with bay window to front and doors from the dining area to the garden and then an archway into the kitchen. Staircase leads up to the first floor landing and there are two double bedrooms and a single bedroom, and a bathroom.

Outside: To the front is an area of lawned garden and adjoining this the drive gives off road parking and leads to the single garage which has an electric door to front and measures 5.13m x 2.62m (16'8" x 8'6"), this adjoins the lovely rear garden which comprises lawned and paved areas as well as shrub borders.

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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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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