

33 Stopples Lane, Hordle, Hampshire, SO41 0GJ Asking Price £349,950





A VERY IMPRESSIVE TWO BEDROOM SEMI DETACHED HOUSE WITH HUGE POTENTIAL SET IN MATURE GARDENS.

Accommodation: Front door opens to entrance hall which leads into the double aspect living room with patio doors onto the rear garden. There is a separate dining room which in turn leads into the kitchen with further recess area and door to side. Upstairs there are two large double bedrooms both with built in wardrobes and a bathroom to compliment.

Outside: To the front a driveway gives off road parking for multiple vehicles and leads to the 21' x 11' garage with up and over door, light, power, water and plumbing for washing machine, there is also a double doors to the rear garden. The impressive large rear garden is needing clearing but offers huge scope to be a beautiful rear garden.

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

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



GROUND FLOOR 691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR 384 sq.ft. (35.7 sq.m.) approx.









TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) appro

Whils revery attempt has been made to ensure the accuracy of the flooplan contained here, measurements of doors, widowing, comms and arg wither times are expositionate and no responsibility is taken for any error, omission or mini-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicationes shown have not been tested and no guarantee as to their openability or efficiency can be given. Made with Mettype, C6025

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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