



PETTENGELLS
ESTATE AGENTS

50 Stopples Lane, Hordle, Hampshire, SO41 0GL
Asking Price £199,950

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- Well presented flat in village location
- 166 years on lease
- Accessed via feature spiral staircase
- Living/dining room
- Kitchen
- Two double bedrooms
- Not communal entrance
- Electric heating
- Close to shops
- Bathroom





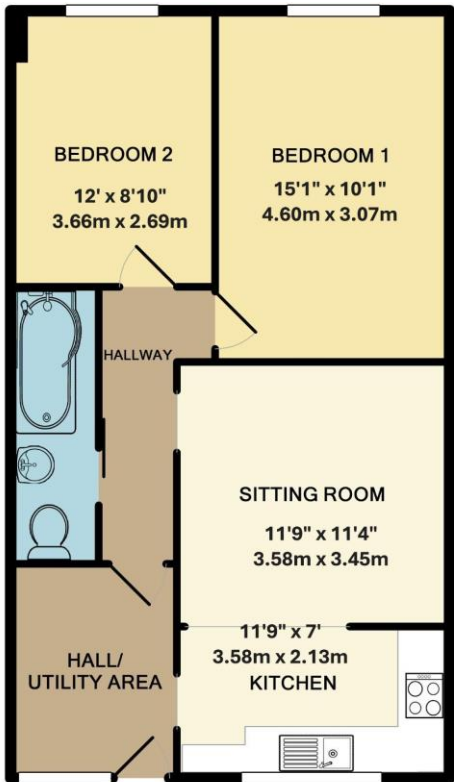
A RARE OPPORTUNITY PURCHASE A TWO BEDROOM FLAT IN THE EVER-POPULAR HORDLE VILLAGE. CLOSE TO LOCAL AMENITIES WITH SHOP DIRECTLY BELOW!

This first floor flat has its own outside spiral staircase leading up to the flat's front door so it's not a communal entrance, this leads into an entrance hall/utility room. There is then a kitchen and the open plan design leads into a living/dining room. The inner hall accesses the two double bedrooms and there is a bathroom. Parking space TBC.

EPC: E, Council tax band: A, Tenure: Leasehold 166 years remaining until 2191. There is no ground rent payable and maintenance is 'as and when' but current owners have not needed to pay any. Only annual contribution towards building insurance, most recent £300.

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

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TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 have not been tested 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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