



PETTENGELLS
ESTATE AGENTS

48 Pinewood Road, Hordle, Hampshire, SO41 0GP
Asking Price £380,000

48 Pinewood Road, Hordle, Hampshire, SO41 0GP

- Lovely detached bungalow
- Pleasant village location
- Gardens
- Driveway and garage
- Chain free sale
- Two bedrooms
- Living room
- Kitchen
- Conservatory
- Modern shower/wet room





WE ARE DELIGHTED TO OFFER AS A CHAIN FREE SALE, THIS TWO-BEDROOM LINK-DETACHED BUNGALOW, SITUATED LOVELY VILLAGE LOCATION.

Accommodation: There is an entrance hall leading into a spacious living/dining room. There is then a kitchen which opens to a conservatory (with radiator). There are two bedrooms and an impressive modern shower/wet room.

Outside: There is a lovely area of lawned garden that adjoins the drive, giving off road parking and leads to the single garage. This has a back door opening to the rear garden which enjoys a pleasant aspect for the afternoon sun and has lawned and paved areas as well as shrubs.

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

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



Total floor area 76.8 sq.m. (827 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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