

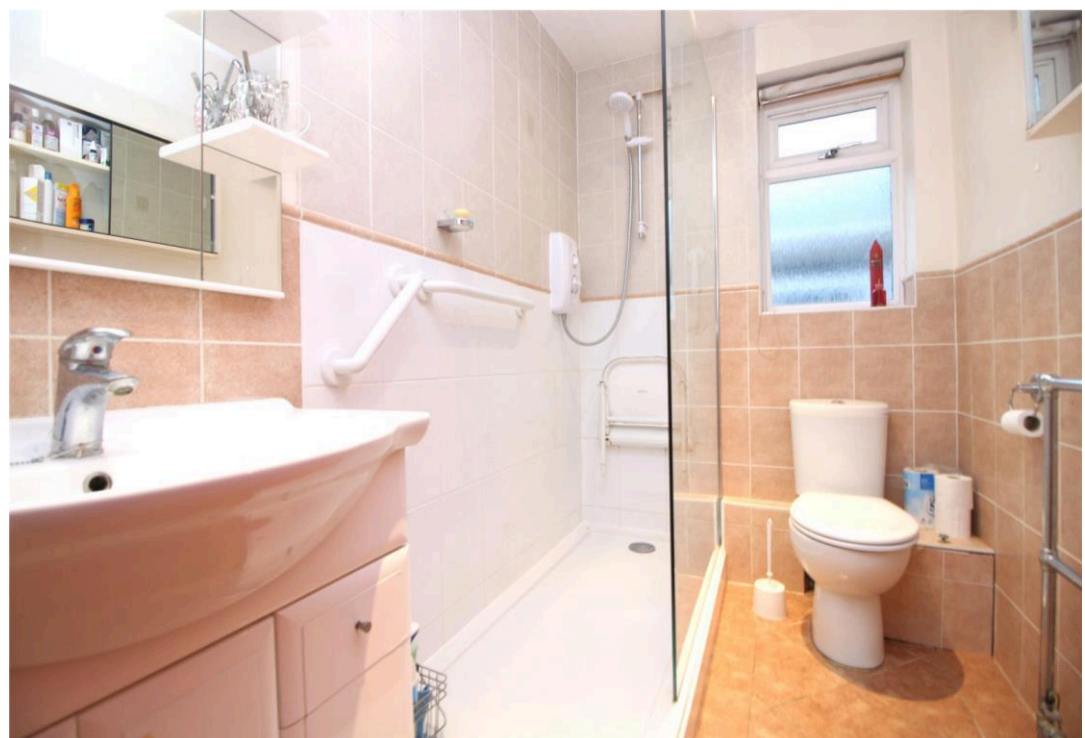


**PETTENGELLS**  
ESTATE AGENTS

42 Pinewood Road, Hordle, Lymington, Hampshire, SO41 0GP  
**Offers Over £400,000**

42 Pinewood Road, Hordle, Lymington,  
Hampshire, SO41 0GP

- Extended and spacious detached bungalow
- Three bedrooms
- Two reception rooms
- Kitchen
- Shower room plus second WC
- Driveway
- Garage
- Gardens
- Chain free sale
- Modern gas boiler





A THREE BEDROOM TWO RECEPTION ROOM DETACHED BUNGALOW OFFERED AS A 'CHAIN-FREE' SALE, AND SITUATED IN A PLEASANT LOCATION IN THE EVER POPULAR VILLAGE OF HORDLE.

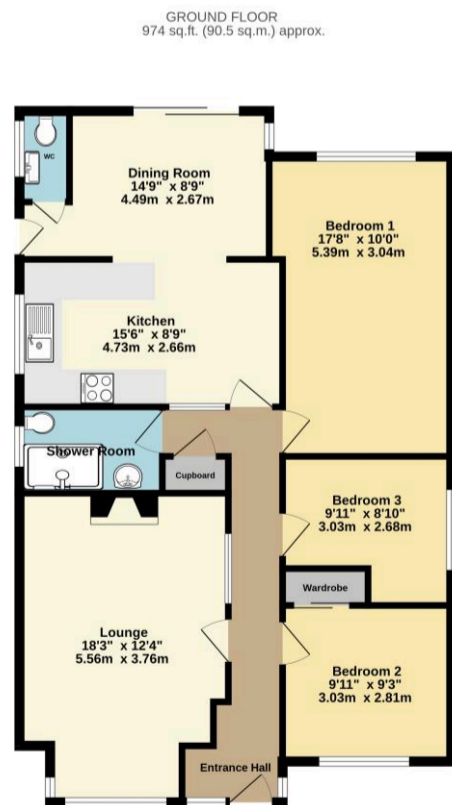
Accommodation: The entrance hall leads into the living room and there is a good size kitchen/dining room (gas fire decommissioned) which also leads to the rear garden. There are three bedrooms, one large double, one normal double and a single. A separate cloakroom/ second WC compliments the shower room.

Outside: To the front is an area of lawned garden, there is a garage measuring 4.8m x 2.5m with power supplied and this adjoins the rear garden which has a further lawned area, shrub borders and a shed plus a paved patio.

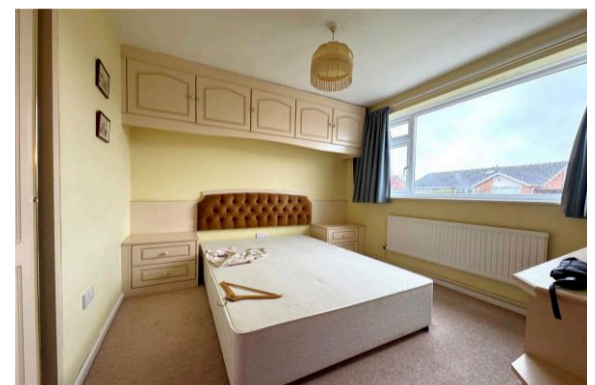
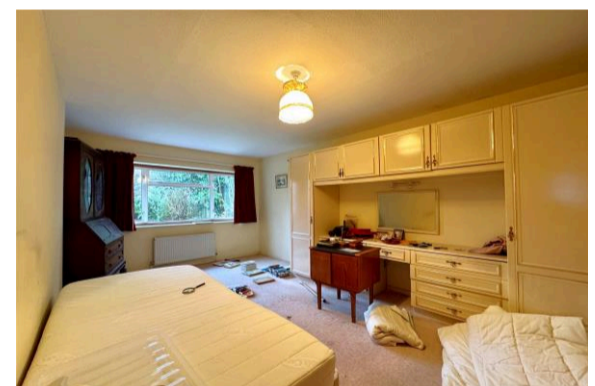
EPC: D, Council tax band: E, Tenure: Freehold

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TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, 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 a guide only 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.  
Made with Intropack (2020)



**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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