

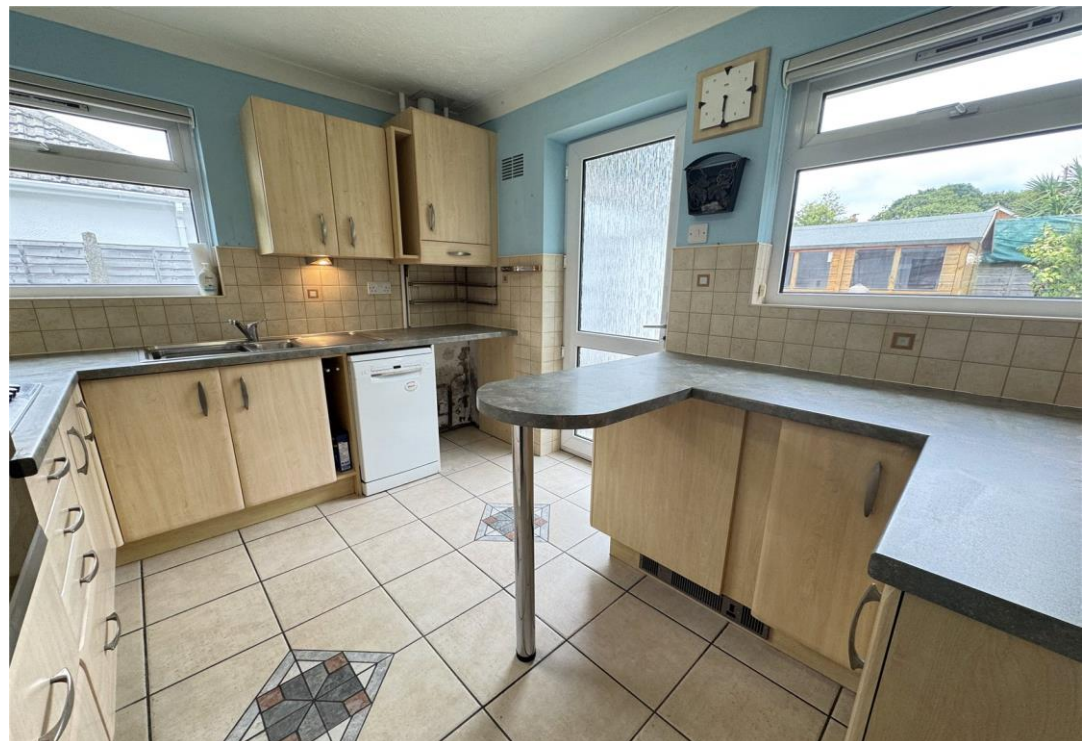


PETTENGELLS
ESTATE AGENTS

38 Longfield Road, Hordle, Hampshire, SO41 0HH
Asking Price £389,950

38 Longfield Road, Hordle, Hampshire, SO41 0HH

- Two double bedrooms
- Living room with French doors onto the front garden
- Kitchen/breakfast room
- Shower room and separate WC
- Driveway with parking for multiple vehicles
- Detached garage with electric door
- Gas fired central heating and double glazed
- Quiet location in Hordle village
- Chain free





Accommodation: Front door opens into hallway with airing cupboard and storage cupboard plus loft hatch. Door leading into master bedroom with a range of fitted wardrobes and overlooking the front. The dual aspect living room has feature fire with French doors opening onto the front garden. Bedroom two is a good sized double, looking onto the rear garden. There is a shower room with wash hand basin, built in vanity units and storage and a separate WC. The kitchen is situated at the rear with windows to side plus door opening onto the rear gardens. There is a built in oven, gas hob and extractor and the gas boiler is also located in the kitchen.

Council tax band: C, Tenure: Freehold

PETTENGELLS
ESTATE AGENTS

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



While every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metronix 02025

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.



PETTENGELLS
ESTATE AGENTS

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