



PETTENGELLS
ESTATE AGENTS

49 Woodlands Park, Stopples Lane, Hordle, Hampshire, SO41 0JB
Asking Price £97,500

49 Woodlands Park, Stopples Lane, Hordle,
Hampshire, SO41 0JB

- Lovely residential park home, 36' x 12'
- Quiet village location
- Chain free sale
- Driveway
- Garden
- Two bedrooms (see text)
- Living room, kitchen and bathroom
- Mains gas central heating





WE ARE PLEASED TO OFFER AS A CHAIN FREE SALE, THIS WELL PRESENTED 36' x 12' RESIDENTIAL PARK HOME, SITUATED IN THIS EVER POPULAR VILLAGE LOCATION.

Accommodation: There is an entrance hall leading into a fairly modern kitchen and then in turn a bright living/dining room. There is a main bedroom with fitted wardrobe. The second bedroom currently has fitted cupboards giving good storage, however if somebody wished to use this as a single bedroom in the future then the cupboards could be removed. There is a bathroom.

Outside: A drive gives off-road parking and there are attractive gardens surrounding this home, including a small lawned area

Council tax band: A, Ground rent: £250 pcm approx.

TENURE: Perpetuity.

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

PETTENGELLS

ESTATE AGENTS



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.

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

PETTENGELLS

ESTATE AGENTS