



PETTENGELLS
ESTATE AGENTS

58 Pinewood Road, Hordle, Hampshire, SO41 0GP
Asking Price £350,000

58 Pinewood Road, Hordle, Hampshire, SO41 0GP

- Two bedroom detached bungalow in village location
- Drive, carport, garage
- Gardens
- Chain free sale, subject to probate
- Living room with arch to dining room
- Kitchen
- Shower room
- Electric heating





TWO BEDROOM DETACHED BUNGALOW, OFFERED AS A CHAIN FREE SALE AND SITUATED IN THIS PLEASANT VILLAGE LOCATION.

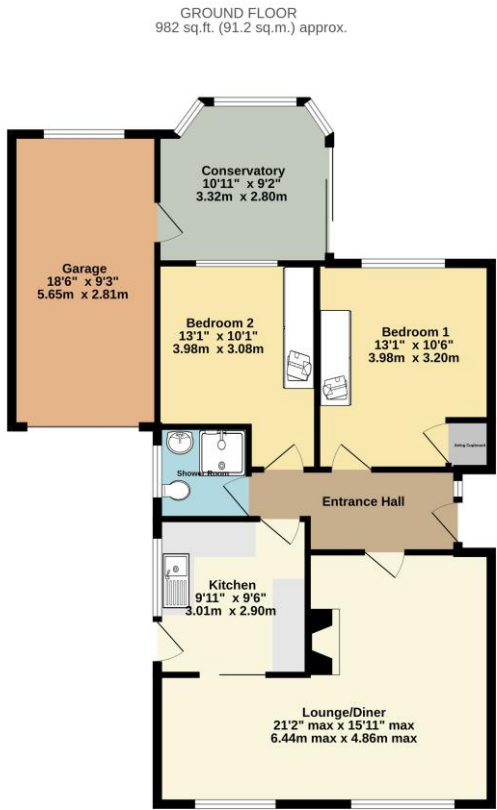
Accommodation: The entrance hall leads into a bright lounge and then an arch opens to the dining room. There is then a kitchen which has a door to the driveway and also back into the hall. There are two bedrooms each with wardrobes. There is a shower room.

Outside: To the front of the bungalow is an area of mainly lawned garden. There is an area that gives off road parking. There are then gates leading to a carport and then an adjoining garage (5.8m x 2.76m) with power supplied, this also accesses the garden room (2.7m x 3.25m) which is effectively a conservatory on the back of the bungalow and does have power supplied. The rear garden has lawn, shrubs, some paving and a shed.

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

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

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TOTAL FLOOR AREA: 982 sq.ft. (91.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 Housplan 12/2023



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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