



PETTENGELLS
ESTATE AGENTS

43 Longfield Road, Hordle, Hampshire, SO41 0HH
Asking Price £425,000

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- Two double bedroom detached bungalow
- Comprehensive range of built in wardrobes
- Living/dining room with doors onto the rear garden
- Kitchen/breakfast room
- Impressive shower room with walk-in double shower
- Detached garage and driveway
- Approx south/westerly garden
- Lovely quiet location in the village of Hordle
- Gas fired central heating
- Offered chain free





A VERY WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW IN THE VILLAGE OF HORDLE, OFFERED CHAIN FREE

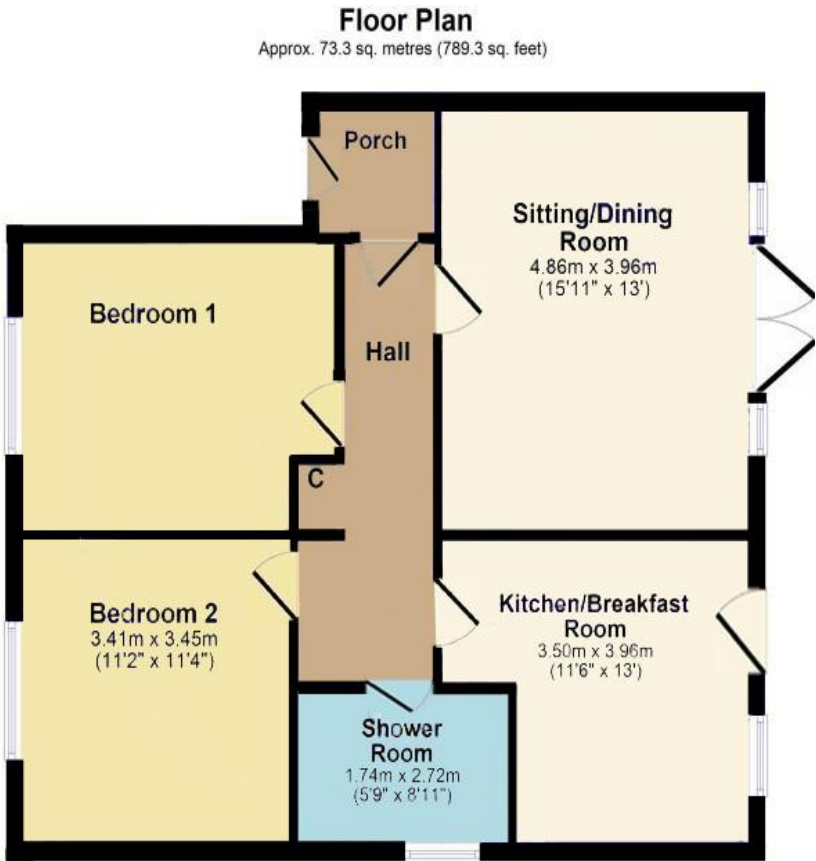
Accommodation: A convenient entrance porch opens into the hallway, with built-in storage cupboards. From here, a door leads into the living/dining room, with feature fireplace and double doors onto the garden. There are two double bedrooms both with a comprehensive range of built in wardrobes and a lovely shower room with double walk in shower. There is a well-appointed kitchen/breakfast room with built in oven, hob and extractor and space for washing machine, dishwasher and tumble dryer. There is a door providing access to the rear garden.

Outside: The driveway provides off-road parking and leads to a large detached garage with an up-and-over door. The private front garden is laid to lawn, with attractive flower and shrub borders. The sunny, approx south/westerly facing rear garden is also laid to lawn with a pleasant patio and seating area.

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

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

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Total area: approx. 73.3 sq. metres (789.3 sq. feet)



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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