



PETTENGELLS
ESTATE AGENTS

2 The Acorns, 94 Everton Road, Hordle, Hampshire, SO41 0FD
Asking Price £225,000

2 The Acorns, 94 Everton Road, Hordle,
Hampshire, SO41 0FD

- Two bedroom ground floor flat
- Village location
- Well presented apartment
- Parking space
- Own front door
- Bathroom and ensuite
- Living room
- Kitchen
- 100 year approx lease
- Chain free sale





TWO BEDROOM GROUND FLOOR APARTMENT IN LOVELY VILLAGE LOCATION, OFFERED AS A 'CHAIN FREE' SALE, WITH THE BENEFIT OF ITS OWN FRONT DOOR, TWO BATHROOMS AND APPROXIMATELY 100 YEARS ON LEASE.

Accommodation: Own front door, ie not communal entrance, opens to a lovely bright living room and then a kitchen/dining room. The inner hall then accesses the two double bedrooms with bedroom one having an en suite shower room plus there is a main bathroom.

Outside: There is a parking space to the rear.

Council tax band: C, Tenure: Leasehold, approx 100 years remaining, no ground rent, last annual maintenance £1740 including reserve fund, pet should be ok but with freeholders' permission.

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

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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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