



PETTENGELLS
ESTATE AGENTS

18 Dudley Avenue, Hordle, Hampshire, SO41 0HY
Asking Price £369,950

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- Huge potential to modernise & extend subject to planning
- Three double bedroom semi detached bungalow
- Kitchen/breakfast room overlooking the rear garden
- Main family bathroom & Separate second WC
- Pleasant lounge with gas fire
- Off road parking for multiple vehicles
- Good size front and rear gardens
- At the end of the Avenue
- Adjoining Dudley Avenue recreation ground





A FANTASTIC OPPORTUNITY TO PURCHASE A THREE BEDROOM SEMI DETACHED BUNGALOW WITH HUGE SCOPE FOR MODERNISATION AND EXTENSION, SUBJECT TO PLANNING PERMISSION. CHAIN FREE.

Accommodation: Double glazed front door opens into the spacious hallway with door into the living room with feature bay window and chimney with gas fire. Bedroom one is a large double bedroom with outlook to the front with bedroom two still being a good double bedroom looking onto the rear garden, and bedroom three still being a good size. The kitchen is at the rear overlooking the rear garden with door to the side where there is a second WC and large storeroom opposite. There is also a main family bathroom with window to the side.

Outside: The front has an area of lawn with large driveway to the side with pleasant views across Dudley Avenue recreation ground. This in turn leads to an undercover store area with door leading into the good size private and secluded rear garden.

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

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



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.
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 Letroplan (2009)



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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