



PETTENGELLS
ESTATE AGENTS

18 Yerville Gardens, Hordle, Hampshire, SO41 0UL
Asking Price £475,000

18 Yerville Gardens, Hordle, Hampshire, SO41 0UL

- 3/4 double bedroom semi detached chalet
- Lewis built property
- Impressive kitchen/breakfast room
- Living room at rear opening onto the garden
- Separate dining room/ground floor 4th bedroom with doors to garden
- Ground floor WC and utility room
- 3 first floor bedrooms and family bathroom
- Driveway and garage
- Double glazed
- Gas fired central heating (replaced in Sept 2022)





AN INCREDIBLY SPACIOUS AND WELL PRESENTED LEWIS BUILT 3/4 BEDROOM SEMI DETACHED PROPERTY IN THE VILLAGE OF HORDLE.

Accommodation: The front door opens into the handy entrance porch, in turn leading into the spacious entrance hall with door into the well appointed kitchen/breakfast room with pleasant outlook to the front. The living room is at the rear with double doors opening to the garden. There is a further dual aspect reception room or 4th bedroom on the ground floor with doors opening to the garden to the side. To compliment the ground floor accommodation there is a separate utility room housing the gas boiler (replaced in September 2022 with new radiators) and door to side, with a ground floor WC and large under stairs storage cupboard. On the first floor there are three further double bedrooms with fitted wardrobes and a family bathroom.

Outside: The front garden is laid to lawn with flowers & shrub borders and block paver driveway leading to the garage with up and over door. A gate to the side gives access to the rear garden with a large patio area and side door to the garage and a further lawned area to the rear.

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

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TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.
Whilst 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.
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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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