



**PETTENGELLS**  
ESTATE AGENTS

4 Tiffany Close, Hordle, Hampshire, SO41 0YB  
**Asking Price £325,000**

#### 4 Tiffany Close, Hordle, Hampshire, SO41 0YB

- Coming soon! Chain free sale
- Impressive two bedroom freehold semi-detached house
- Village location
- Driveway and garage
- Pleasant garden
- Living/dining room
- Kitchen
- Heated conservatory
- Shower room
- Subject to probate



COMING SOON ... RARELY AVAILABLE, ONE OF THE SOUGHT AFTER TWO BEDROOM SEMI-DETACHED HOUSES ON THE EDGE OF THIS DEVELOPMENT, OFFERED CHAIN FREE, INTERNAL PHOTOS WILL BE ADDED SOON, AS HOUSE CURRENTLY BEING COMPLETELY REDECORATED.

Accommodation: There is a spacious living/dining room with feature fireplace. This leads to a kitchen which in turn opens to a lovely conservatory (with radiators), overlooking the rear garden. Upstairs the first floor landing opens to the two bedrooms and a shower room.

Outside: The paved drive gives off road parking to the front and leads to the single garage. The rear garden is a lovely feature with lawned and paved areas as well as shrubs.

Council tax band: C, Tenure: Freehold

**PETTENGELLS**  
ESTATE AGENTS

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



TOTAL FLOOR AREA: 907 sq ft (84.3 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, 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 Metacase 10/2020

**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.

**PETTENGELLS**  
ESTATE AGENTS

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