



PETTENGELLS
ESTATE AGENTS

51 Stopples Lane, Hordle, Hampshire, SO41 0GJ
Asking Price £225,000

51 Stopples Lane, Hordle, Hampshire, SO41 0GJ

- Ground floor garden flat
- Village location
- Chain free sale
- Two bedrooms
- Kitchen & separate utility room
- Own front door
- Front and rear gardens
- Living/dining room
- Nice cul de sac location
- Shower room





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS TWO BEDROOM GROUND FLOOR GARDEN FLAT, SITUATED IN THE DELIGHTFUL VILLAGE OF HORDLE.

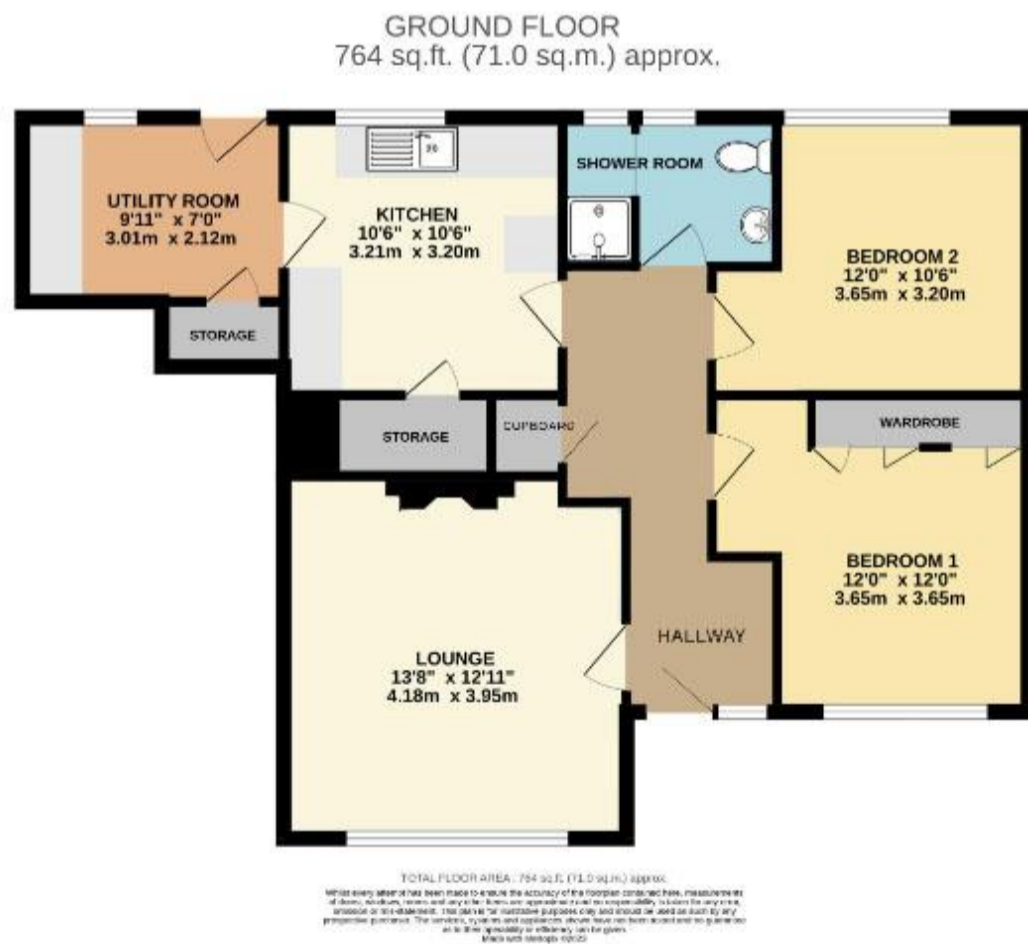
Accommodation: This flat has its own front door, ie not communal entrance, that leads into a hallway. There is then a living room with feature fireplace. The kitchen overlooks the rear garden and there is a spacious separate utility room which also houses the gas boiler for the central heating. There are two double bedrooms, although only one of these is shown in photos. There is a shower room with windows.

Outside: This apartment unusually has the benefit of its own front and rear gardens (ie not communal), the front garden has mainly lawn, the solar panels which may be visible belong to the current tenant and will not be staying. The rear garden is paved for ease of maintenance. Parking is casual to the front.

EPC: D, **Council tax band:** B, **Tenure:** Leasehold 93 years remaining until 2119, ground rent and last annual maintenance combined £308.

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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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