



**PETTENGELLS**  
ESTATE AGENTS

161 Everton Road, Hordle, Hampshire, SO41 0HB  
Asking Price £550,000

161 Everton Road, Hordle, Hampshire, SO41 0HB

- Fabulous detached chalet style home
- Lovely village location
- Fantastic gardens
- Drive & garage
- Three first floor bedrooms
- Two bathrooms (one ensuite)
- Living room
- Dining room
- Family room
- Well appointed kitchen overlooking garden





DELIGHTFUL THREE BEDROOM CHALET STYLE HOUSE, SITUATED IN A PLEASANT VILLAGE LOCATION. HIGHLIGHTS INCLUDE THREE RECEPTION ROOMS, A MODERN KITCHEN AND BEAUTIFUL GARDENS.

Accommodation: There is a porch and then a spacious entrance hall, and usefully a downstairs cloakroom. The splendid double aspect living room has a feature fireplace and off this is an additional reception room, perhaps a family room, or a snug/study. The modern kitchen with integrated appliances overlooks the rear garden and leads to a dining room. Upstairs, there are three bedrooms with bedroom one having fitted a wardrobe and an ensuite shower room, and there is then a family bathroom.

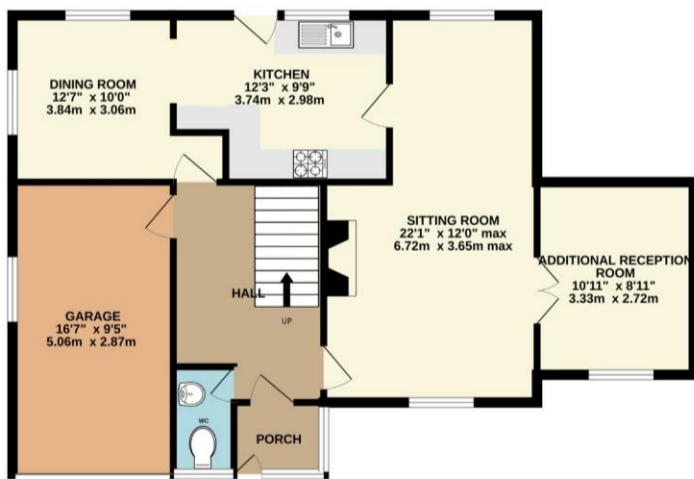
Outside: To the front of the property is a lovely area of lawned garden with shrub borders and adjoining this the driveway gives good off road parking and leads to the integral single garage. The rear garden is a delightful feature with superb lawned area, shrubs, paved patio and two sheds.

Tenure: Freehold

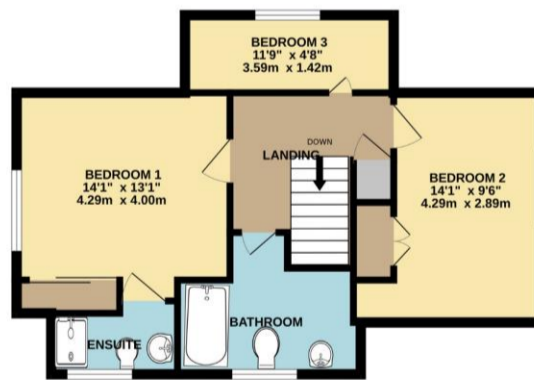
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1518sq.ft. (141.0 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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