



PETTENGELLS
ESTATE AGENTS

32 Charnock Close, Hordle, Hampshire, SO41 0GU
Asking Price £424,950

32 Charnock Close, Hordle, Hampshire, SO41 0GU

- 'Lewis' built semi-detached chalet residence
- Impressive vaulted kitchen/breakfast room
- Living room opening onto the garden
- Separate dining room/ground floor bedroom four
- Utility room and ground floor WC
- Three first floor double bedrooms
- First floor family shower room
- Driveway and garage with power
- Gas fired central heating and double glazed
- Chain free sale (subject to probate)





A VERY WELL PRESENTED THREE/FOUR BEDROOM SEMI DETACHED CHALET STYLE PROPERTY IN THE VILLAGE OF HORDLE OFFERED 'CHAIN FREE'.

Accommodation: The front door opens to the inner porch with further door into the hallway with door leading to the kitchen/breakfast room. This impressive room has a lovely vaulted ceiling with window to the front and space for a breakfast table. The living room is at the rear with a built in fire surround and has double doors leading to the garden. The separate dining room (this could potentially be bedroom four) is a good size and has room for a large dining room table and chairs. To complement the spacious ground floor accommodation you have a utility room housing the gas fired central heating boiler and door to the side, and a ground floor WC and large understairs storage cupboard. On the first floor you have three double bedrooms with bedroom one and two both having a comprehensive range of fitted wardrobes. Then a main family shower room.

Outside: The driveway offers parking for several cars, leading to the garage with electric up and over door (measuring 5.41m x 2.72m). The rear garden has a pleasant patio area with retaining wall with mature hedge borders. There is a side door from the garden to the garage.

Council tax band: E, Tenure: Freehold

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Total Area: 137.2 m² ... 1476 ft²
All measurements are approximate and for display purposes only

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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