



15 Longfield Road, Hordle, Lymington, Hampshire. SO41 0HH

Guide Price £429,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A spacious detached four bedroom chalet Bungalow situated in a highly sought after location within approximately ten minutes drive of the open New Forest and the beach. The property offers two double bedrooms to the ground floor, shower room, kitchen breakfast room, sitting room and conservatory, two further bedrooms to first floor, one with en-suite, additional first floor shower room.



ENTRANCE HALL

Composite front door providing access to entrance hall, smooth finished ceiling, ceiling light point, double panel radiator power point, staircase to first floor landing, double opening storage cupboard.

SITTING ROOM (17' 3" X 10' 11") OR (5.26M X 3.33M)

Obscured UPVC double glazed window to side, coved and smooth finished ceiling, recessed lighting, electric fire set into a stone surround hearth and ornate mantle, TV aerial points, power points, double panelled radiator, UPVC double glazed french doors with matching side screen providing access to:

CONSERVATORY (12' 11" X 9' 6") OR (3.94M X 2.90M)

Blue glass roof, UPVC double glazed construction with brick base, UPVC double glazed french door providing access onto rear garden. Tiled flooring, power points, ceiling light.

KITCHEN/BREAKFAST ROOM (17' 3" X 11' 5") OR (5.26M X 3.49M)

Aspect to both rear and side elevations through UPVC double glazed windows, smooth finished ceiling, recessed lighting, one and a half bowl single drainer stainless steel sink unit set into work surface which extends along two walls with base draws and cupboards beneath, integrated dishwasher and mashing machine, electric stainless steel oven, four ring stainless steel hob and stainless steel extractor fan over, part tiled wall surrounds, eye level storage cupboards, wall mounted gas fired boiler, single panelled radiator, UPVC double glazed door providing access onto side elevation.

BEDROOM 3 (11' 5" X 9' 0") OR (3.49M X 2.75M)

Aspect to the front elevation through UPVC double glazed window, coved and smooth finished ceiling, ceiling light point, single panelled radiator, power points.

BEDROOM 2 (12' 5" X 11' 5") OR (3.78M X 3.49M)

Aspect to the front elevation through UPVC double glazed window, coved and smooth finished ceiling, ceiling light point, double panelled radiator, power points.

GROUND FLOOR SHOWER ROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light, fully tiled wall surrounds, shower cubicle with glazed shower screen, bidet, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

LANDING

Double glazed Velux windows to side elevation, smooth finished ceiling, ceiling light and storage cupboard.

BEDROOM 1 (14' 9" X 10' 3") OR (4.50M X 3.12M)

Aspect to the rear elevation through UPVC double glazed window, double glazed Velux window to side, panelled radiator, eaves storage, power points, smooth finished ceiling, ceiling light.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light, extractor fan, fully tiled wall surrounds, low level WC, pedestal wash hand basin, corner shower cubicle heated towel rail, tiled flooring.

BEDROOM 4 (10' 6" X 9' 11") OR (3.20M X 3.02M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, ceiling light point, panelled radiator, eaves storage, power points.

SHOWER ROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light, extractor fan, fully tiled wall surrounds low level WC, pedestal wash hand basin, corner shower cubicle with sliding shower screen, tiled flooring, heated towel rail.

OUTSIDE

Front elevation is designed for easy maintenance being mainly shingled and enclosed behind both closed board and wrought iron fencing, double opening gates provide from the road to a driveway, ideal for parking four to five vehicles and/or boats/caravans subject to size, access to:

GARAGE

Pitched roof, up and over door, power and light.

REAR GARDEN

Designed for easy maintenance being shingled with shrub flower beds closed behind wooden sleepers. The garden is secluded behind both closed board and panned fencing. There is a timber shed located to the rear of the garage, outside water tap and lighting.

DIRECTIONAL NOTE

From the New Milton office in Old Milton Road proceed to Ashley Road in an Easterly direction and continue past the straight at the traffic lights by parade of shops in Ashley onto Ashley Lane. Continuing down Ashley lane you will reach Everton Road will be found on your right just before the roundabout and petrol station. Proceed down Everton Road for about a mile and turn into Sky End Lane found on the right and take the next right into Longfield Road.

WEBSITE

Require a survey? Visit our website www.rossnicholas.co.uk for further information.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.



PLEASE NOTE

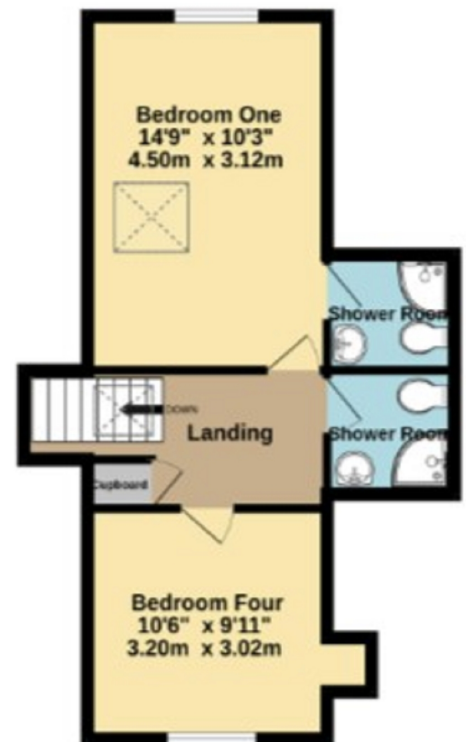
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

COUNCIL TAX

The council tax for this property is band D

EPC RATING

The EPC rating for this property is D65



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