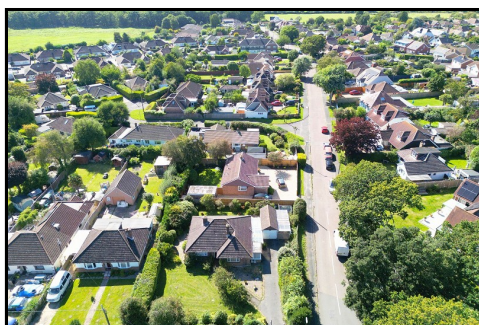




Robins Post 90 Stopples Lane, Hordle, Lymington, Hampshire, SO41 0JA.

Guide Price £424,950



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





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A spacious two bedroom detached bungalow situated on a well established plot with a good sized frontage and located within a highly sought after location in the village of Hordle. Features of the property include Sitting Room, Kitchen, Shower Room, Separate Bathroom, potential to modernise and extend subject to necessary permissions. Off road parking for numerous cars including boat/caravan subject to size. Vacant possession.



COVERED ENTRANCE

with quarry tiled flooring. Door provides access to:

ENTRANCE HALL

Ceiling light, hatch to loft area, thermostatic control for central heating. Panelled radiator.

SITTING ROOM (21' 1" X 12' 0") OR (6.43M X 3.66M)

Aspect to the rear elevation through UPVC double glazed windows. Four wall lights, ceiling light, one single and one double panelled radiator. UPVC double glazed French Doors providing access onto side elevation. Gas flame effect fire set into a stone surround, hearth and mantel. Power points.

KITCHEN (14' 11" X 8' 8") OR (4.55M X 2.64M)

Aspect to the front elevation through UPVC double glazed window. Additional obscure UPVC double glazed window to side, ceiling light, one and a half bowl single drainer Franke sink unit with monobloc mixer tap set into a working surface extending along two walls with base drawers and cupboards beneath. Recess for dishwasher, floor mounted gas fired boiler, breakfast bar, double panelled radiator, eye level AEG electric double oven with storage above and beneath, eye level storage cupboards, part tiled wall surrounds, obscure UPVC double glazed door providing access to Utility Room. Four Ring AEG gas hob with extractor fan over.

UTILITY AREA

UPVC double glazed windows to three sides. Smooth finished ceiling, ceiling light, recess for washing machine and tumble dryer with connections and UPVC double glazed door providing access to side elevation where there is an additional covered area.

BEDROOM 1 (12' 8" X 12' 0") OR (3.86M X 3.66M)

Aspect to the side and front elevations through UPVC double glazed windows. Ceiling light, smooth finished ceiling, double panelled radiator, power points, range of bedroom furniture incorporating three single units, range of drawers with seating over and dressing table.

BEDROOM 2 (12' 0" X 10' 11") OR (3.66M X 3.33M)

Aspect to the rear elevation through UPVC double glazed window. Coved ceiling, wall light, recess with bedside cabinets, single mirror fronted wardrobe to side and range of cupboards over. Additional wardrobes comprising two double and one single unit with hanging and shelving, UPVC double glazed window providing aspect onto rear elevation.

BATHROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, recessed light, panelled bath unit with monobloc mixer tap and shower attachment, low level WC, pedestal wash hand basin, fully tiled wall surrounds, shaver point, airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater and cupboard over.

SHOWER ROOM

UPVC double glazed window to side. Smooth finished ceiling, ceiling light, tiled wall surrounds, shower cubicle with sliding shower screen, low level WC, pedestal wash hand basin with monobloc mixer tap, wall mounted mirror, light and shaver point over.

OUTSIDE

The gardens are one of the main features of the property and the front elevation has a shaped area of lawn with a selection of shrub and flower beds. A pathway provides direct access to the front door and the property is accessed via a five bar gate leading to a driveway which in turn provides off road parking for numerous cars and boat/caravan subject to size. The driveway continues and provides access to:

GARAGE

Electric Up and over door, power and light under a pitched roof construction. Window and door leading to rear garden. Attached covered CAR PORT with an area of garden to the left-hand side with brick paved circular patio area providing seating.

GARDEN ROOM

Attached to the garage and accessed via UPVC double glazed door. Sliding patio doors provide access on to garden.

REAR GARDEN

Secluded with close boarded fencing, selection of shrub and flower beds. The gardens are mainly laid to lawn with a brick paved patio area and pathway.

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.

DIRECTIONAL NOTE

From the traffic lights in the centre of New Milton proceed in an easterly direction along Ashley Road continuing for approximately one mile and at the traffic lights at Ashley village continue straight ahead into Ashley Lane towards Hordle. Proceed taking the third turning right into Stopples Lane continue for approximately a third of a mile where the property is situated on the right hand side and is named and numbered.

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.



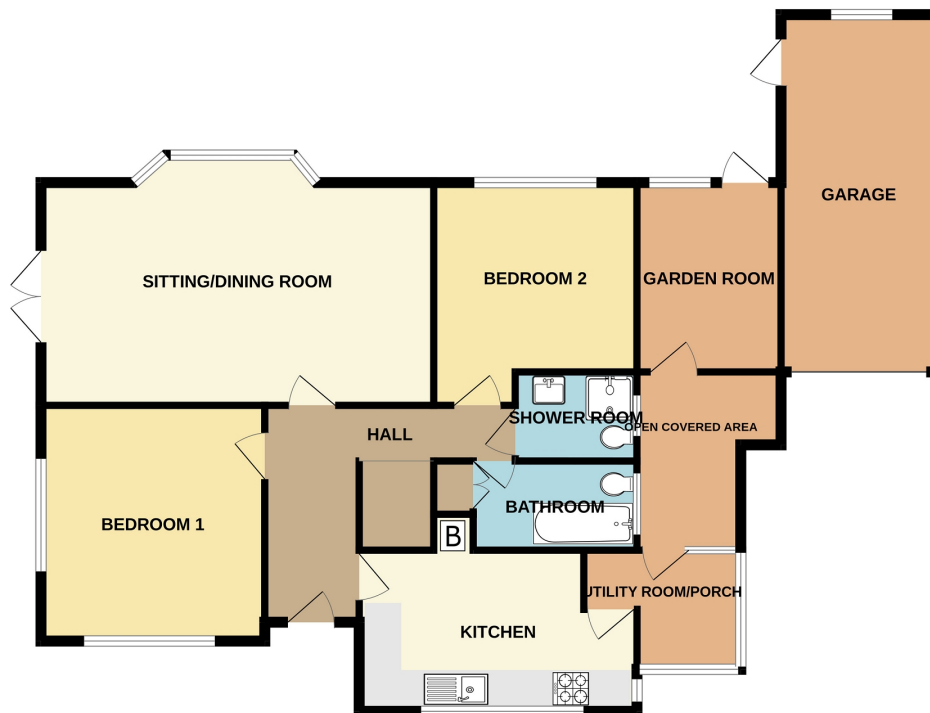
COUNCIL TAX

The council tax for this property is band E

EPC RATING

The EPC rating for this property is D57

GROUND FLOOR
1192 sq.ft. (110.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1192 sq.ft. (110.8 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.