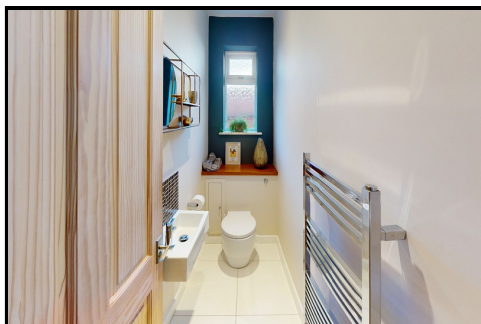




2 Dudley Avenue, Hordle, Lympington, Hampshire. SO41 0HY

Guide Price £649,950



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





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ANNEXE & INCOME POTENTIAL: A truly versatile, spacious and airy detached four bedroom chalet residence that currently offers a one bedroom self contained annexe. Features of the property include Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Ground Floor Cloakroom, En-Suite Shower Room and additional Shower Room. The self-Contained Annexe includes open plan Living incorporating Kitchen/Breakfast room and sitting room. En-suite Shower Room, Utility Room, Garage, off road parking, enclosed gardens and corner plot location.



ENTRANCE HALL

Accessed via composite front door, staircase to first floor landing, smooth finished ceiling, recessed lighting, ceiling light, panelled radiator, wall mounted thermostat and heating control. Under stairs storage cupboard. Wood effect flooring.

CLOAKROOM

Obscure UPVC double glazed window to rear, recessed lighting, smooth finished ceiling, low level WC, wall hung wash hand basin with monobloc mixer tap and tiled splash back, heated towel rail and tiled flooring.

SITTING ROOM (17' 8" X 10' 10") OR (5.38M X 3.30M)

Aspect to the front elevation through UPVC double glazed windows, smooth finished ceiling, recessed lighting, radiator, power points, wood effect flooring, recessed modern wood burner with wood store beneath. TV connections for wall hung TV, double opening UPVC double glazed French doors providing access onto side garden and patio.

KITCHEN/BREAKFAST ROOM (14' 1" X 11' 5") OR (4.29M X 3.48M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath, recess for slimline washing machine and full height fridge/freezer. Fitted stainless steel electric double oven with storage above and beneath. Five ring Smegg gas hob with stainless steel extractor over. Eye level storage cupboards. Utility cupboard incorporating recess for washing machine and tumble dryer. Aspect to the side elevation through UPVC double glazed window with matching door to side providing access onto rear patio and garden beyond.

FIRST FLOOR LANDING

Double glazed Velux window to the rear elevation. Smooth finished ceiling, recessed lighting, smoke detector.

BEDROOM 1 (20' 1" X 16' 9") OR (6.13M X 5.11M)

Aspect to the front elevation through UPVC double glazed window, range of bedroom furniture incorporating three double and two single wardrobe units with drawers. Double panelled radiator, eaves storage cupboards, power points, TV connection points for wall hung television.

SHOWER ROOM

Smooth finished ceiling, recessed light, extractor fan, corner shower cubicle with tiled wall surrounds. Sliding glazed shower screen and fitted Mira Sport shower. Tiled flooring, low level WC with concealed cistern. Heated towel rail.

BEDROOM 2 (11' 2" X 15' 9") OR (3.41M X 4.80M)

Aspect to the front elevation through UPVC double glazed window, recessed lighting, panelled radiator, power points, two double wardrobe units with hanging rails and shelving. Door providing access to STORE ROOM recessed lighting, power points and two eaves storage cupboards.

BEDROOM 3 (10' 8" X 6' 10") OR (3.24M X 2.09M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, panelled radiator, power points, telephone point.

BATHROOM (7' 7" X 7' 3") OR (2.31M X 2.21M)

Obscure UPVC double glazed window facing rear, smooth finished ceiling, recessed lighting, smoke detector, large deep filled panelled bath unit with monobloc mixer tap and rain effect shower head with additional shower attachment. Low level WC, set into a unit incorporating wash hand basin with monobloc mixer tap, storage beneath, wall mounted mirror fronted medicine cabinet with additional mirror to side. Tiled flooring and heated towel rail.

ANNEX

SITTING ROOM (14' 0" X 10' 10") OR (4.26M X 3.30M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, smoke detector, power points, TV aerial point, TV aerial point, open way through to:

KITCHEN/BREAKFAST ROOM (14' 0" X 11' 5") OR (4.26M X 3.48M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, smoke detector, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Fitted stainless steel electric double oven with storage above and beneath. Four ring induction hob with stainless steel extractor canopy above. Eye level storage cupboards, part tiled wall surrounds, recess for American style fridge/freezer, door providing access to rear elevation.

UTILITY ROOM

Wall mounted gas fired boiler, recess and plumbing for both washing machine and tumble dryer.

BEDROOM 4 (10' 10" X 15' 9") OR (3.31M X 4.79M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, recessed lighting, smoke detector, power points, TV aerial point, double panelled radiator.

BATHROOM

Obscure UPVC double glazed window facing rear, smooth finished ceiling, ceiling light, extractor fan, 'T' shaped bath unit with monobloc mixer tap and wall mounted thermostatically controlled shower, fully tiled wall surrounds, wash hand basin with monobloc mixer tap with storage beneath and mirror over. Low level WC, heated towel rail and tiled flooring, mirror fronted medicine cabinet.



OUTSIDE

To the front elevation there is mainly Tarmac providing off road parking for approximately four cars and access to:

INTEGRAL GARAGE (19' 5" X 13' 2") OR (5.92M X 4.01M)

Remote control up and over door, power and light. A personal door.

GARDENS

The main garden consists of raised vegetable beds and a paved pathway provides access to the side elevation where there is a raised paved patio area extending along the property with the remainder of the garden being mainly laid to lawn with a selection of well established shrubs and flower beds. The garden is bounded by both brick walling and close board fencing to provide seclusion and the garden benefits from a Southerly aspect. Located on the boundary is a LARGE CABIN with vaulted ceiling, power and light and seating. The pathway continues along the rear elevation providing access to the Annex garden where there is an outside water tap, patio area and a return pathway leading to the front driveway.



VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road continue over into Ashley Road at the traffic lights and follow the road until reaching the Village of Hordle. On reaching Stopples Lane turn right and take the 5th turning right into Dudley Avenue.

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.



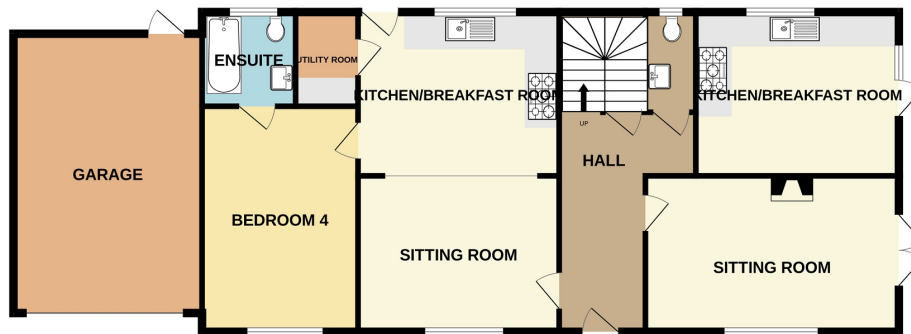
COUNCIL TAX

The council tax for this p

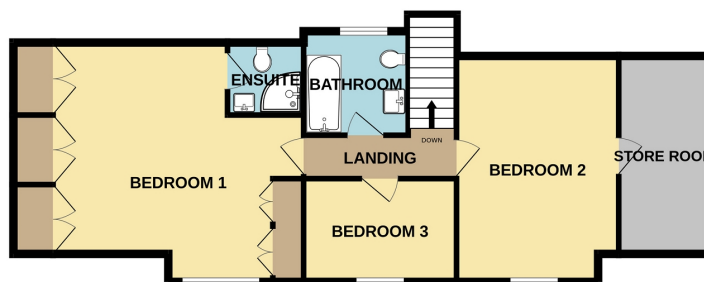
EPC RATING

The EPC rating for this p

GROUND FLOOR
1327 sq.ft. (123.3 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 2093 sq.ft. (194.4 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.