



4 Sylvan Close, Hordle, Lymington, Hampshire. SO41 0HJ

£499,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
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A detached three bedroom bungalow with the potential to modernise and located in a semi-rural location within the village of Hordle. Features of the property include Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Bathroom, private gardens, off road parking, garage, end of chain.



ENTRANCE PORCH

Accessed via front door with UPVC double glazed windows to front elevation, ceiling light, tiled flooring, openway through to:

ENTRANCE HALL

Panelled radiator, hatch to loft area with pull-down ladder. Programmer and time clock for central heating incorporating thermostat. Modern consumer unit.

DINING ROOM (11' 5" X 10' 10") OR (3.48M X 3.31M)

Aspect onto the side elevation through UPVC double glazed windows. Ceiling light, smoke detector, panelled radiator, power points, openway through to:

SITTING ROOM (21' 0" X 12' 5") OR (6.39M X 3.79M)

Aspect to the rear elevation through UPVC double glazed sliding patio doors providing both views and access onto rear garden. Additional aspect to the side through UPVC double glazed window. Wall light, ceiling light, double panelled radiator, power points. Brick open fireplace with tiled hearth and wooden mantel.

KITCHEN/BREAKFAST ROOM (13' 6" X 10' 11") OR (4.11M X 3.32M)

Aspect to the rear elevation through UPVC double glazed window. Matching glazed door providing access and views over the rear patio and garden beyond. Two ceiling light points. Single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Recess for washing machine, recess for dishwasher, integrated electric stainless steel oven with five ring hob and extractor fan over. Space for American style fridge/freezer, space for tumble dryer, central island incorporating drawers, panelled radiator, power points, part tiled wall surrounds.

BEDROOM 1 (13' 1" X 11' 6") OR (3.99M X 3.50M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, storage with hanging rails and shelving.

BEDROOM 2 (11' 6" X 10' 8") OR (3.51M X 3.25M)

Aspect to the front elevation through UPVC double glazed windows. Ceiling light, panelled radiator, power points. Open fireplace.

BEDROOM 3 (11' 5" X 10' 9") OR (3.49M X 3.27M)

Aspect to the front elevation through UPVC double glazed windows, with an additional aspect to the side, ceiling light, panelled radiator, power points, open fireplace.

BATHROOM (7' 7" X 5' 10") OR (2.31M X 1.78M)

UPVC double glazed window to side. Panelled bath unit with Mira shower unit, glazed shower screen. Wash hand basin with monobloc mixer tap and storage beneath. Low level WC, heated towel rail.

OUTSIDE

The front garden is designed for easy maintenance being mainly paved with hard standing for parking a number of vehicles ie boat/caravan subject to size. The garden is enclosed behind hedging and brick walling with a brick paved driveway extending along the side elevation providing additional off road parking and access to:

GARAGE

Up and over door, power and light. Personal door leading onto:

REAR GARDEN

There is a raised paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind fencing and there is an additional raised large decking area extending towards the rear boundary. Pathway providing return access to the front elevation. Summerhouse and garden shed (requiring attention)

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and follow this road until reaching the village of Hordle. On reaching Everton Road on the right turn into this road and take turning into Skye End Lane then Sylvan Close is on the left.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48. inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

PLEASE NOTE

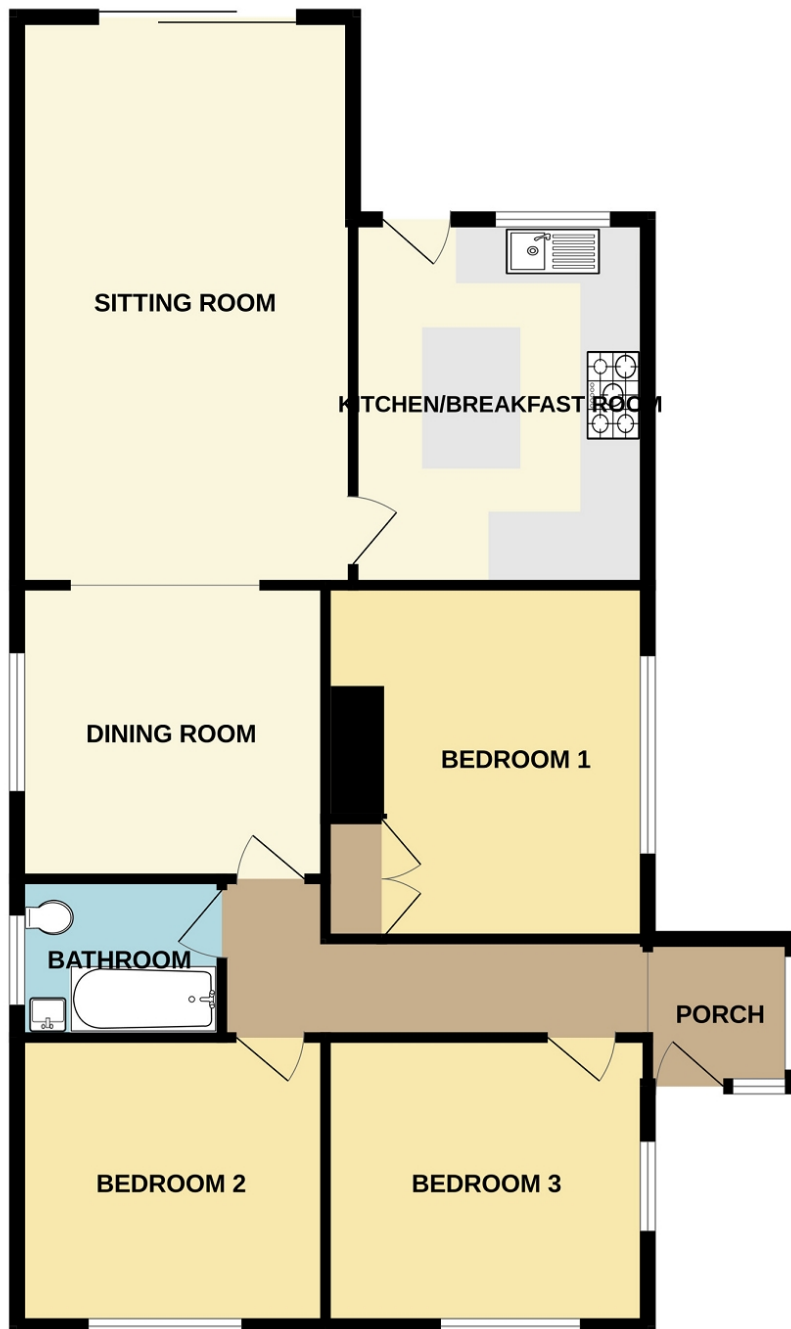
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

COUNCIL TAX

The council tax for this property is band D



GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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