



35 Vicarage Gardens, Hordle, Hampshire. SO41 0XJ

£1,250 Monthly



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





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A well presented unfurnished two bedroom end of terrace property with conservatory and allocated parking. Available late November 2026.



ENTRANCE HALL

Accessed via canopy porch with front door providing access to the entrance hall. Stairs rising to first floor.

GROUND FLOOR CLOAKROOM

Low level WC and wash hand basin with tiled splash back. Radiator.

SITTING ROOM/DINING ROOM (15' 0" X 14' 0") OR (4.57M X 4.27M)

Focal point timber fire surround with hearth. Radiator, under stairs storage cupboard, archway to kitchen, double glazed window, double glazed door to:

CONSERVATORY (11' 3" X 8' 3") OR (3.43M X 2.51M)

Double glazed construction, laminate wood grain flooring. Double radiator, sliding double glazed doors leading to the garden.

KITCHEN (8' 2" X 7' 0") OR (2.49M X 2.13M)

Modern fitted kitchen. Range of wall and floor mounted cupboard and drawer units with ample areas of roll edge working surfaces. Inset one and a half bowl sink unit with mixer taps. Electric oven, four ring electric hob. Radiator. Space for automatic washing machine. Double glazed window overlooking front aspect. Floor standing fridge, archway to Sitting Room.

BEDROOM 1 (12' 0" X 8' 2") OR (3.66M X 2.49M)

Range of built-in wardrobes providing storage and hanging space. Double glazed windows facing rear, radiator.

BEDROOM 2 (12' 0" X 7' 5") OR (3.66M X 2.26M)

Built-in double wardrobe, double glazed window, radiator, built-in airing cupboard. Access via pull down ladder to the loft.

BATHROOM

Coloured suite comprising panel enclosed bath with Mira sport shower unit over, low level WC and pedestal wash hand basin, radiator.

LOFT ROOM (11' 3" X 9' 5") OR (3.43M X 2.87M)

Partly sloping ceiling with a maximum head room of 6'8". Access to further under eaves storage space. Velux sky light window.

FRONT GARDEN

Pathway and flower and shrub beds. Side passage provides access to the rear garden via a gate.

REAR GARDEN

Mainly paved for ease of maintenance with close boarded and timber panel fencing.

ALLOCATED PARKING

Close to property.

VIEWING ARRANGEMENTS

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 our Office in Old Milton Road proceed over the traffic lights into Ashley Road and proceed until reaching the village of Hordle. On reaching Stopples Lane on the right turn into this road which leads into Sky End Lane then take the first turning left off Sky End Lane into Vicarage Gardens.

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.

THE DEPOSIT PROTECTION SERVICE

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com

The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

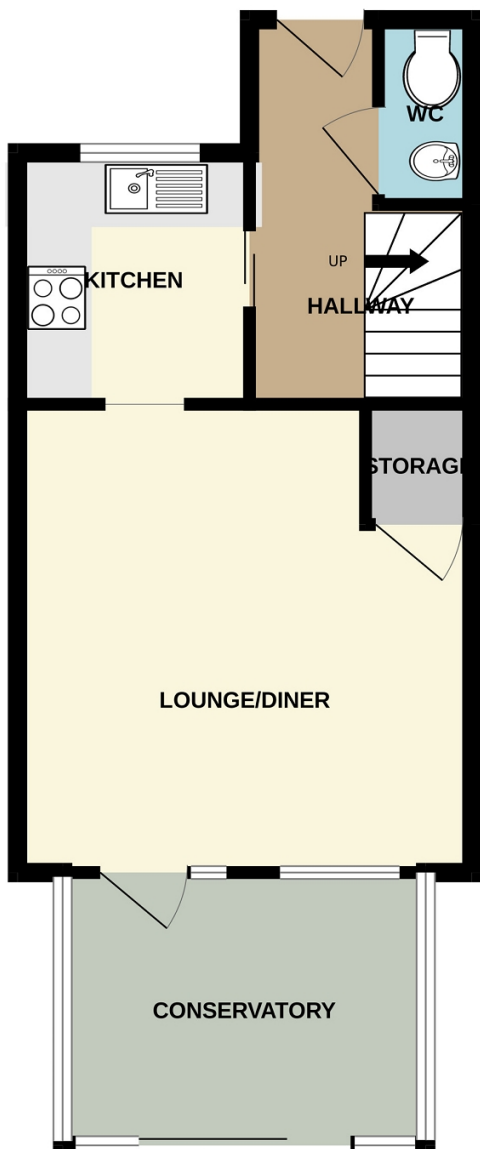
COUNCIL TAX

The council tax for this property is band C

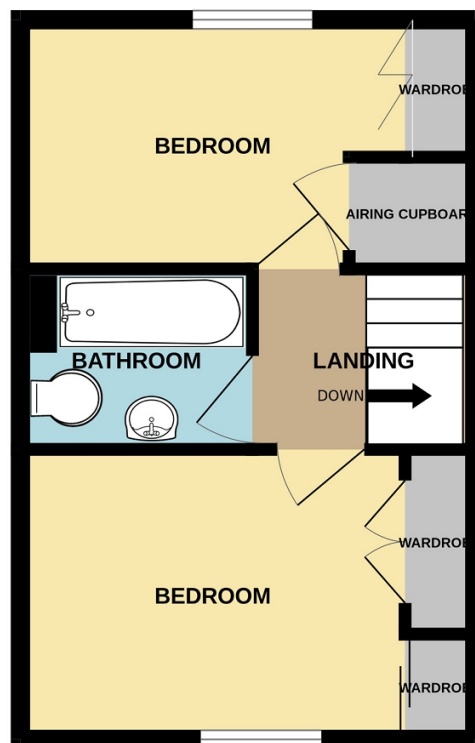
EPC RATING

The EPC rating for this property is C69

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



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TOTAL FLOOR AREA : 728 sq.ft. (67.7 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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9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.