

Offers Over £325,000

A.J.EYRE
& SONS



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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



London Road, Horndean, PO8 0BW

OPPORTUNITY TO PUT YOUR OWN STAMP ON IT & OFFERED WITH NO FORWARD CHAIN. SPACIOUS TWO / THREE BEDROOM DETACHED CHALET BUNGALOW in the heart of Horndean village. Accommodation boasts spacious lounge, kitchen / breakfast room, ground floor bathroom, first floor ensuite bathroom and OFF ROAD PARKING.

Entrance
Double glazed front door.

Entrance Hall
Textured ceiling, picture rail, radiator.

Lounge
(Maximum measurements into Bay window). Double glazed Bay window to front aspect, feature fireplace with brick surround and side display with wood mantle over, coved and textured ceiling, picture rail, fitted storage cabinet housing wall mounted electric fuse board and utility meter.

Kitchen / Breakfast Room
(Maximum measurements not including depth of staircase to first floor). Matching range of wall and base units complemented with work surface over incorporating stainless steel sink unit with mixer tap and drainer, electric hob with stainless steel extractor canopy over and electric oven below, space and plumbing for washing machine, tiled splashback, laminate tiled effect flooring, two double glazed windows to rear aspect, double glazed French doors to rear aspect, two radiators, understairs storage cupboard.

Inner Hall
Access to ground floor bedroom and ground floor bathroom.

Ground Floor Bedroom Two
(Maximum measurements including depth of Bay window). Double glazed Bay window to front aspect, two radiators, textured ceiling and picture rail.

Ground Floor Bathroom
Suite comprising panelled bath, pedestal wash hand basin, close coupled low level wc, tiled walls, ladder style radiator, double glazed obscured window to side aspect, wall mounted light / shaver point, airing cupboard with shelving and hot water tank.

FIRST FLOOR
Landing, access to bedrooms one and three / office.

Bedroom One
(Floor measurements). Velux style windows to front and rear aspects, two radiators, access to eaves storage, walk in storage cupboard with shelving, access to loft area, fitted wardrobe cupboard.

Bedroom Three / Study
Velux style window to rear aspect, textured ceiling.

Ensuite Bathroom
Four piece suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin, close coupled low level wc, tiled walls, velux style window to rear aspect, access to eaves storage housing wall mounted boiler for central heating, chromium ladder style radiator.

OUTSIDE

The frontage boasts dropped kerb providing access to the driveway which can accommodate minimum 2 x vehicles with gated access leading to the remainder of the front and pathway to the front door, mature hedgerow and brick wall serving the front boundary for privacy. Gated side access leads to the rear garden with steps leading to the raised terraced, timber garden shed / workshop and greenhouse to remain, panelled fencing and brick wall serve the side and rear boundaries with fitted external storage cupboard attached to the rear of the property with shelving and power point.

Additional Information
Bedroom one on the first floor has been partitioned with stud panelling to create two separate rooms, now referred to as bedrooms one and three. The partitioning can be easily removed if desired, restoring the original layout with a single master bedroom served by the ensuite bathroom.

