



## EVERTON ROAD, £795,000, FREEHOLD, COUNCIL TAX BAND- G EPC-E

DISCOVER THE POTENTIAL IN THIS CHARMING FIVE-BEDROOM CHARACTER PROPERTY, BOASTING THREE SPACIOUS RECEPTION ROOMS AND A LARGE GARDEN. SITUATED IN A SOUGHT-AFTER LOCATION, THIS HOME IS BRIMMING WITH PERIOD FEATURES AND OFFERS A UNIQUE OPPORTUNITY FOR THOSE LOOKING TO CREATE THEIR DREAM RESIDENCE. WHILE IN NEED OF SOME UPDATING AND MODERNISATION, THE GENEROUS LIVING SPACES AND EXPANSIVE GARDEN PROVIDE A PERFECT CANVAS FOR RENOVATION, **ALLOWING YOU TO BLEND CONTEMPORARY COMFORTS WITH THE PROPERTY'S TIMELESS CHARM. DON'T MISS THE CHANCE TO TRANSFORM THIS HISTORIC GEM INTO A STUNNING FAMILY HOME.**



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**Approach:**

Solid wooden front door with covered entrance porch and outside courtesy light, giving access to the:

**Entrance Hallway:**

Double glazed window to the rear, a wooden stable style door giving access to the Cloakroom, a fitted double cupboard with further double glazed door and matching side screen which gives access into the Entrance Hallway.

**Cloakroom:**

Dual aspect room with obscure windows to both the back and side, a matching suite comprising of low-level WC, wall mounted wash hand basin and adjacent vanity wash hand basin with fitted cupboard below.

**Entrance Hallway:**

Solid wooden flooring, double glazed door with matching side screen giving access out onto the Side Garden, a central raised Velux window and plastered archway to the:

**Kitchen/Breakfast Room:**

Dual aspect room with single glazed windows to both side and rear, roll edge to work surface in part to three walls with a range of base and drawer units below with further matching wall mounted units over, one and a half sink and units set to the work surface with mono taps above, a four ring point with matching Phillips electric oven below, floor standing Marathon gas heating and hot water boiler, ceramic tiled flooring and part tiled walls. Part wooden and multi glazed door gives access into the:

**Inner Hallway:**

Stairs to first floor landing and accommodation with single door under stairs storage cupboard housing the electric meter and fuse board, a double radiator and two wall light points. Doors off to all ground floor accommodation, including door to the:

**Sitting Room:**

Double glazed double opening doors giving access out onto the Front Garden with matching side screen to both sides, a marble fireplace with matching mantle and hearth incorporating a real flamed gas fire, wall light points, two single radiators, television and aerial points.

**Dining Room:**

Dual aspect room with glazed windows to both front and side and a further obscure multi glazed door which gives access out into the front porch, herringbone parquet flooring, two double radiators, two wall light points and power points.

**Front Porch:**

Accessed by a double glazed door with matching side screens to both front and side.

**Ground Floor Bedroom/Study:**

Single glazed window to side, a fitted double wardrobe with shelving and storage above, a fitted shaped desk with double cupboards, drawers and matching wall mounted cupboards over, a double radiator and power points.

**Ensuite/Shower Room:**

Single glazed sealed window to the side, a matching suite comprising of low-level WC, a pedestal wash hand basin, a walk-in shower cubicle with Triton electric shower, ceramic flooring and tiling to all visible wall space. Dog stairs from the Entrance Hallway provides access to the:

**First Floor Landing:**

Single glazed window to the side, single door built-in airing cupboard housing the factory lagged hot water cylinder, ceiling loft hatch with pulldown ladder and a double radiator. Doors off to all first floor accommodation, including door to:

**Bedroom One:**

Single glazed window to the front, vanity wash hand basin with fitted double cupboard below, sliding door built-in wardrobes with hanging rail,

a double radiator and wall light points.

**Bedroom Two:**

Single glazed window to the rear, a vanity wash hand basin with double cupboard below, sliding mirror wardrobe with hanging rail and storage space and a double radiator.

**Bedroom Three:**

Single glazed window to the side, a double radiator and wall light points.

**Bedroom Four:**

Single glazed window to the side, double door built-in wardrobe with storage covered above and a double radiator.

**Family Bathroom:**

Single glazed window to the front, a matching suite comprising of low-level WC, a pedestal wash hand basin, bidet and sunken bath with mono taps and wall mounted Triton shower above, a wall mounted ladder style radiator and part tile walls.

**Outside:**

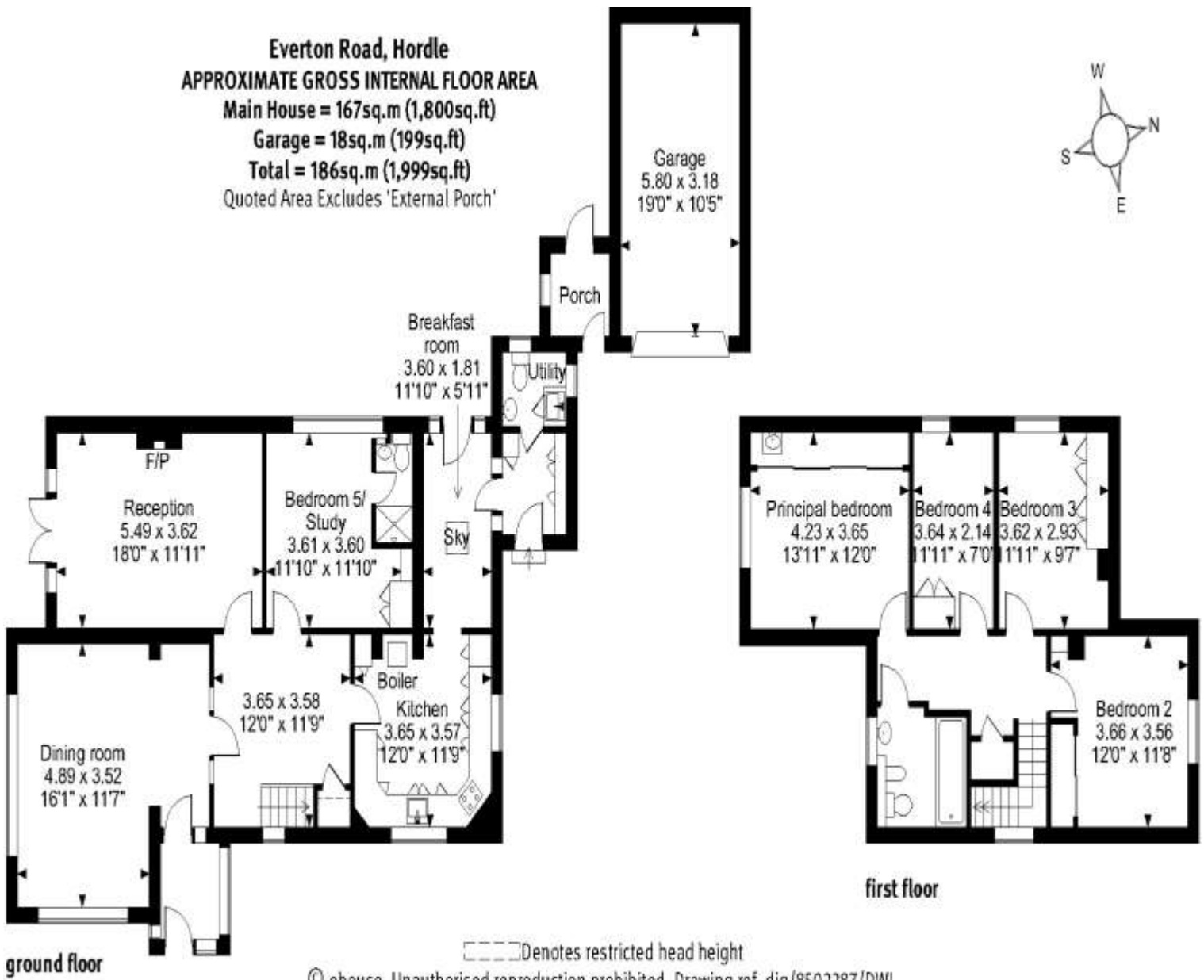
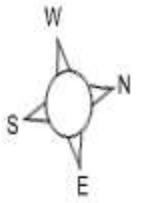
The property is accessed via a sweeping shingled driveway which leads from the front along the side into the rear of the garden and provides off-road parking and turning for a number of cars. It is enclosed to all sides and front hedging part wooden fencing and brick built wall. The garden in the main has been laid mainly to lawn whilst surrounded by borders containing an array of mature shrubs, trees and bushes. There is a block paved area directly to the back of the property which leads turn to the:

**Attached Single Garage:**

Of brick construction set under a pitched tiled roof, accessed via a metal up and over door with single glazed window to the side. There is outside lighting and cold water tap.

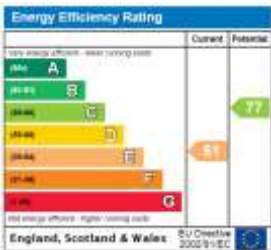


**Everton Road, Hordle**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 167sq.m (1,800sq.ft)**  
**Garage = 18sq.m (199sq.ft)**  
**Total = 186sq.m (1,999sq.ft)**  
 Quoted Area Excludes 'External Porch'



--- Denotes restricted head height  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property Ref: MOS230093  
 Water Supplier: TBC  
 Heating: Marathon Gas Heating  
 Broadband: For Supplier and speed we refer to Offcom.  
 Coastal Erosion Management in your area- Gov.uk  
*Shown were correct at the time of printing.*



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