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# HAMPSHIRE PARK HOMES

**DRAFT**

[www.hampshireparkhomes.com](http://www.hampshireparkhomes.com)

**Telephone: 01202 877511**

## 12 Fleur De Lys Park, Pilley, Lymington, Hampshire. SO41 5QJ



**Well Presented Park Home with Secluded Garden**



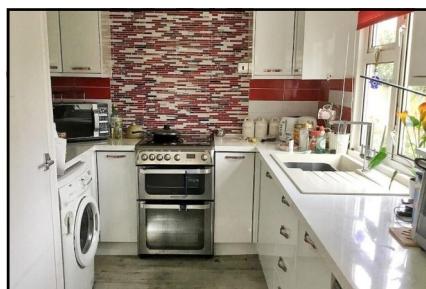
This drawing has been prepared for diagrammatic purpose only. Not to scale.

### 2 Bedroom Park Home approx 32' x 20'

Accommodation & approximate room dimensions:

- Omar 'Beckland' circa 1993
- Entrance Hall: Laminate flooring
- Kitchen/Diner : Range of modern base & wall cupboards. Fitted cooker. Plumbing for washing machine & dishwasher. Space for fridge/freezer. Cupboard housing Worcester Gas boiler (untested). Door to rear porch.
- Lounge: Bay window & feature fireplace.
- Bedroom 1: Double-sized bedroom with laminate flooring.
- Bedroom 2: High quality 'Sharps' fitted wardrobes making this an ideal dressing room/occasional bedroom.
- Shower Room: Walk-in shower, wash basin & WC.
- Gas Central Heating (new boiler installed 2024)
- PVCu Double-Glazing & Laminate Flooring
- Parking for 1 car
- Delightful Private Garden laid with decorative stones & quality decking. 4-person Hot Tub. Metal Shed.
- Age Restriction 45 plus 1 Cat permitted, No Dogs
- Delightful Residential Park in the New Forest village of Pilley, with local amenities nearby.

### 'New Forest' Village Location



**Pitch Fee: approx. £192 per month  
Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price £135,000**

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511**

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W05176

**The recommended specialist in Park Home sales**  
Proprietor: Simon Dixon

