



Connells

Gracelands Park Lyndhurst Road
CHRISTCHURCH



Property Description

Connells Southbourne are pleased to present this Park Home for the over 50's. Located on the highly desirable Gracelands Park within 2 miles to both Christchurch Town Centre and Highcliffe. The property briefly comprises; two bedrooms, a separate kitchen, sitting/dining room, shower room. It further benefits from a low maintenance rear garden, garage and off road parking.

This home is located within two miles of the popular Mudeford Quay, Friars Cliff and Highcliffe. A short walk from Mudeford Quay are sandy beaches of Gundimore, Avon Beach and Friars Cliff where there are beach side cafes, toilets and beach huts for hire. If you carry on walking along the coastal path from Friars Cliff, you will reach Steamer Point Nature Reserve, Highcliffe Castle and the village of Highcliffe. From the Quay you can catch a ferry to Mudeford Sandbank and walk to Hengistbury Head Nature Reserve.

Entrance Porch

UPVC double glazed doors.

Sitting Room

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window to front and side aspect. Electric fireplace. TV point. Radiator. Door into the;

Kitchen

9' 6" x 8' 2" (2.90m x 2.49m)

Double glazed window to rear aspect. Cupboard housing gas central heating boiler. Gas hob with electric oven under and cassette cooker hood over. Space for washing machine. Stainless steel sink and drainer unit. Radiator.

Bedroom 1

9' 6" x 7' (2.90m x 2.13m)

Double glazed window to rear aspect. Radiator.

Bedroom 2

6' 7" x 5' (2.01m x 1.52m)

Double glazed window to side aspect. Radiator.

Bathroom

Double glazed window to front aspect. Pedestal wash hand basin. Bath. Low level WC.

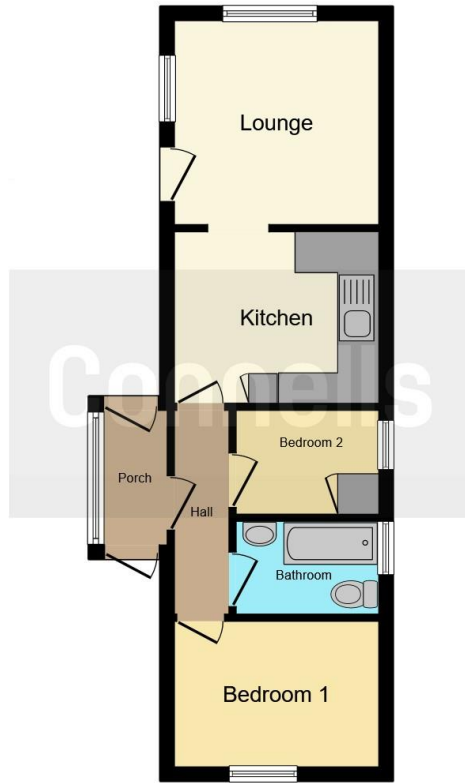
Outside

Driveway providing off road parking. Garage with electric and up and over door.

Agents Notes:

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: Exempt

view this property online connells.co.uk/Property/SBN305785

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN305785 - 0002