



**Connells**

Gracelands Park Lyndhurst Road  
Christchurch



# Gracelands Park Lyndhurst Road Christchurch BH23 4SE

for sale  
**£190,000**



## Property Description

Southbourne Connells present a recently refurbished two bedroom Residential Park home located within the highly sought-after Gracelands Park in Christchurch. This delightful property boasts a comfortable and modern living space, featuring an open-plan living area, a well-equipped kitchen, a contemporary bathroom and two well-proportioned bedrooms. Further enhancing its appeal is the inclusion of a single garage and garden, perfect for relaxation and outdoor enjoyment. Strategically positioned, Gracelands Park offers unparalleled convenience, being within a short distance of both the historic Prioory town of Christchurch and the bustling Highcliffe High Street, each providing a wide array of shops, boutiques, and restaurants. For those seeking leisure and recreation, the park's location is ideal, granting easy access to award-winning beaches and the stunning New Forest National Park. Furthermore, residents benefit from excellent transport links, with a well-served bus route conveniently located nearby. This park home offers a fantastic opportunity to embrace a relaxed and convenient lifestyle in a desirable and well-connected location

## Entrance Porch

Double glazed construction with double glazed door leading into the kitchen.

## Lounge / Diner

18' 7" x 10' 7" ( 5.66m x 3.23m )

Two front aspect double glazed windows and double glazed side aspect door. TV point. Radiator.

## Kitchen

9' 2" x 9' 1" ( 2.79m x 2.77m )

A range of base and wall mounted storage units, inset stainless steel sink and draining board, integrated appliances to include, inset gas hob with extractor hood over, electric double oven, fridge and washing machine. Part tiled walls. Vinyl flooring.

## Bedroom One

10' 9" x 9' 1" ( 3.28m x 2.77m )

Side aspect double glazed window. A range of fitted wardrobes. Built in cupboard housing Worcester gas central heating boiler. TV point.

## Bedroom Two

9' 1" x 9' ( 2.77m x 2.74m )

Side aspect double glazed window. TV point. Radiator.

## Bathroom

Suite comprising P shaped bath with shower over, wash hand basin with vanity unit under and WC. Obscure double glazed window. Vinyl flooring.

## Outside

Side garden provides a nice seating area. The rear garden is laid to artificial grass. Paved pathway extends along the back giving access to a metal storage shed and garage. Wooden side gate gives access to parking.

## Garage

Double opening doors. Two single glazed windows to rear aspect. Door giving access to the rear garden. Power and light connected.

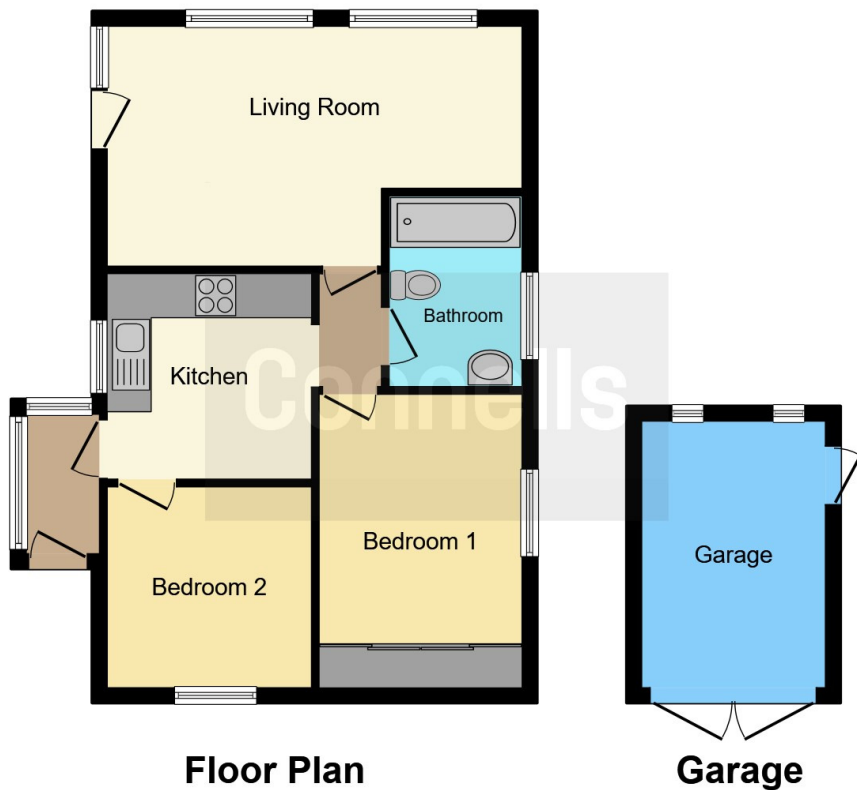
## Agents Note:

Current Service Charges: £205.93 per month

Council Tax Band: A







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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/SBN306158](http://connells.co.uk/Property/SBN306158)**

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.

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