



82 Woodlands Park, Hordle, Hampshire. SO41 0AE

£169,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
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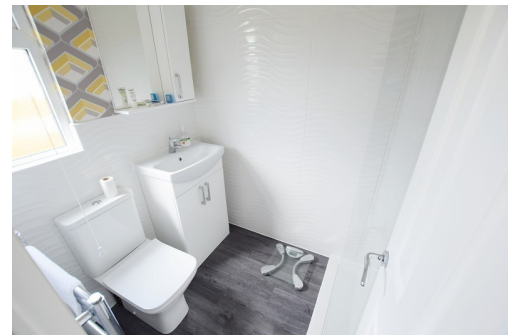




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VENDOR SUITED AND KEEN TO SELL - A well presented 45 x 17 two double bedroom Park Home built in 1995, located in the highly sought after park offering numerous features including sitting room, dining room, kitchen, utility area, en-suite shower room, bathroom, mains gas fired central heating, UPVC double glazing, off road parking, enclosed gardens with elevated views and recently installed external wall insulation. Sole Agents.



ENTRANCE HALL

Accessed via UPVC double glazed front door. Coved ceiling, two ceiling light points, smoke detector, single panelled radiator, linen cupboard with slatted shelving.

SITTING ROOM

Aspect to the front elevation through two UPVC double glazed windows. Coved ceiling, two ceiling light points, two panelled radiators, power points, feature electric fire with stone surround, hearth and mantle. TV aerial point, telephone point. Open way through to:

DINING ROOM

Double glazed patio doors overlooking side aspect. Coved ceiling, ceiling light point, power points, single panel radiator.

KITCHEN

Aspect over the side elevation through double glazed window, coved ceiling, ceiling light point, single bowl single drainer stainless steel sink unit with monobloc mixer tap, set into a work surface extending along one wall with base drawers and cupboards beneath. Free standing gas cooker, additional work surface with space for fridge and drawers and cupboards to side, eye level storage cupboards, boiler cupboard housing gas fired Worcester combi boiler upgraded in March 2022, and slatted shelving. Additional storage cupboard to side. Door providing access to:

UTILITY ROOM

UPVC double glazed door to side elevation. Work surface extending along one wall with single bowl stainless steel sink unit, monobloc mixer tap, storage cupboard beneath. Space for washing machine and fridge/dishwasher, eye level storage cupboards, large broom cupboard with shelving.

BEDROOM ONE

Aspect to the side elevation through UPVC double glazed window. Recessed wardrobes, single panelled radiator, coved ceiling, ceiling light point, power points.

EN-SUITE SHOWER ROOM

Obscure double glazed window facing side elevation, coved ceiling, ceiling light point, part tiled wall surrounds, large walk in shower cubicle with thermostatically controlled shower unit, wash hand basin with storage beneath. Wall mounted mirror fronted medicine cabinet, low level WC, heated towel rail.

BEDROOM TWO

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, ceiling light point, double panelled radiator, power points.

MAIN BATHROOM

UPVC obscure double glazed window to side elevation. Coved ceiling, ceiling light point. Panelled bath unit, low level WC, pedestal wash hand basin with mirror over and wall mounted medicine cabinet to side. Panelled radiator.

OUTSIDE

The front elevation is both paving and Tarmacadam providing easy maintenance with a brick paved driveway extending along the side elevation allowing off road parking for one to two cars. Continuing on there is a lawned area with a paved pathway providing access to the rear garden via gate and trellis area.

REAR GARDEN

Adjoining the rear of the property is a paved patio area enjoying a secluded position with elevated views across the park and is enclosed behind both close boarded and panelled fencing. Gate provides access to the rear elevation where there is a paved pathway. This area is mainly shingled, designed for easy maintenance and there is a private bin store area enclosed behind both fencing and gate. The side elevation provides return access to the front. Outside power, water and lighting.

PITCH FEE

The owner has informed us that they pay £256.31 each month. Mains gas connected to the property.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the main centre traffic lights into Ashley Road and proceed on this road until reaching the Village of Hordle. On reaching Hordle turn right at Stopples Lane and Woodlands Park is on the left.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

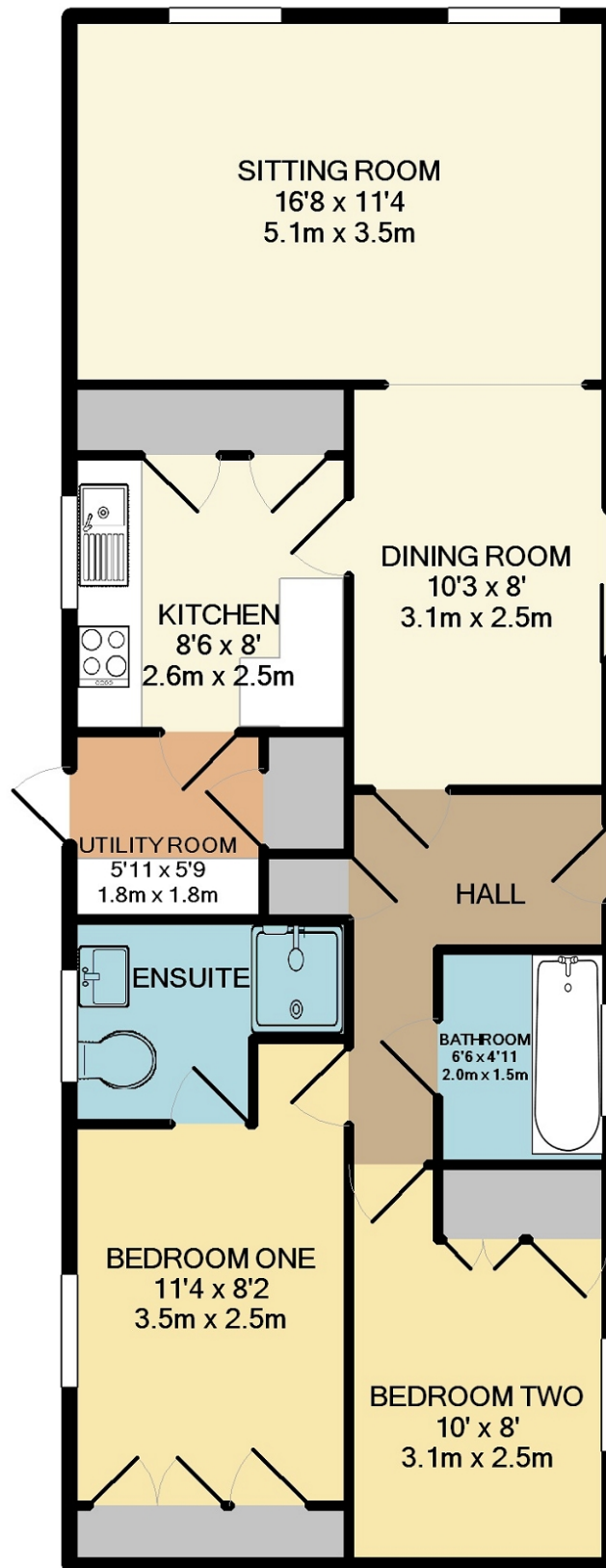
TENURE

The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is





TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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