



160 Sycamore Bashley Caravan Park, Sway Road, New Milton. BH25 5QR

Guide Price £17,500



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A very well presented three bedroom holiday Park Home 38 x 12 ABI Sunnydale which was new in 2014 and has a Licence until November 2029. Features of the property include open plan living, incorporating Sitting Room, Dining Room, Kitchen. 3 Bedrooms, Shower Room, En-Suite Cloakroom, UPVC double glazing, large Sun Terrace.



OPEN PLAN LIVING AREA (11' 7" X 17' 11") OR (3.54M X 5.46M)

Accessed via UPVC double opening French doors with matching side screens. Incorporating first of all Sitting Room with aspect to the front and side elevations through UPVC double glazed windows. Power points, connections for wall hung television, wall mounted electric fire, display unit with range of drawers, openway through to Dining Room aspect to the side elevation through UPVC double glazed window, radiator. Kitchen single bowl single drainer stainless steel sink unit set into a work surface with base drawers and cupboards beneath. Fitted dishwasher, integrated fridge/freezer, cupboard housing electric Heatrae Sadia electric boiler, electric oven and hob with storage cupboards beneath. Eye level storage cupboards, extractor fan, display shelving.

INNER HALL

Recessed lighting, smoke detector.

BEDROOM 1 (7' 9" X 9' 1") OR (2.35M X 2.78M)

Aspect to the side elevation through UPVC double glazed window. Recessed lighting, panelled radiator, bed recess with two single wardrobes to sides with drawers with additional storage over bed. Power points, connections for wall hung television.

EN-SUITE CLOAKROOM

Obscure UPVC double glazed window to side, ceiling light, panelled radiator, low level WC, pedestal wash hand basin.

BEDROOM 2 (12' 1" X 3' 10") OR (3.69M X 1.16M)

Aspect to the side elevation through UPVC double glazed window, recessed lighting, two single wardrobes with drawers beneath. Bed recesses with additional storage over, panelled radiator, power points.

BEDROOM 3 (8' 8" X 6' 3") OR (2.64M X 1.90M)

Aspect to the side elevation through UPVC double glazed windows. Bed recess with storage over, double wardrobe with drawers, eye level storage cupboards, panelled radiator, power points.

SHOWER ROOM (7' 4" X 3' 8") OR (2.23M X 1.13M)

Obscure UPVC double glazed window to side. Double shower cubicle with thermostatically controlled shower and sliding glazed screen. Pedestal wash hand basin, low level WC, heated towel rail.

OUTSIDE

There is a large sun deck extending to the front and side elevations and metal storage located to the rear of the unit.

PITCH FEE

The Vendor informs us the pitch fee is approximately £8,500 pa. This includes full use of the site and Internet. The lease runs out in November 2029 and pets are allowed.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

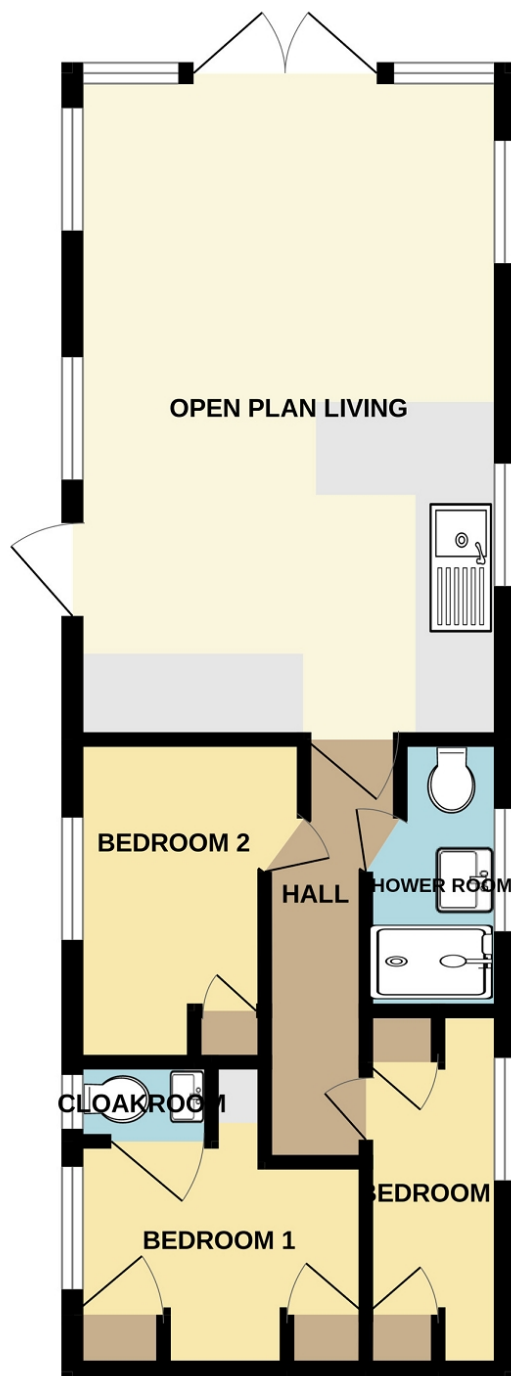
From our Office in Old Milton Road turn left at the traffic lights into Station Road proceed over the railway bridge into Fernhill Lane and then on reaching Bashley Cross Road turn right into Sway Road and The site will be found on the left.

PLEASE NOTE

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.



GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 405 sq.ft. (37.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.