

166 Woodfern, Sandy Balls Holiday Centre, Godshill, Fordingbridge SP6 2LB



A well-presented residential park home peacefully located in a woodland setting.

Entrance hall, L shaped sitting/dining room, fitted kitchen, 2 double bedrooms and wet room/WC. Gas fired central heating (LPG). Aluminium double glazing. Scope to update/reconfigure. Detached single garage. Parking for 2 cars. No forward chain. Over 50s only.

Price: £240,000 Leasehold

Viewing: Strictly by prior appointment with the sole agents.

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Outgoings: Council tax banding: B Rate payable : £1662.00

Ground rent for 2024 is £ TBA a year which includes sewerage and water. Buildings and contents insurance is the responsibility of the occupier. The park home will be sold within the scope of the Mobile Homes Act.

Services: Mains water. Gas and electricity are supplied and metered by Sandy Balls.

Location: 166 Woodfern is located on the Sandy Balls Estate in a convenient position close to amenities.

To locate: From our office proceed towards Godshill on the B3078 and turn into Sandy Balls just before entering the village. Pass the Welcome building on your right hand side and then take the third turn left and Woodfern will be found on your right. Nearby Fordingbridge provides a good selection of shops for day to day requirements, including a supermarket, a building society and post office. The Sandy Balls Estate offers a well stocked general store, leisure centre with swimming pool, a pub and restaurant Residents benefit from a discount card to use at these facilities.

166 Woodfern has been well-maintained, while offering scope to update or reconfigure if desired, most recently a wet room and new carpets have been fitted. The property sits well within a delightful woodland garden, offering a peaceful setting and a high degree of privacy.

Upvc and glazed door to hall: Cloaks cupboard. Laminate flooring. Radiator.

Dining room: Radiator. Linen cupboard housing gas (LPG) fired combi boiler. Open to:

Sitting room: 2 bay windows overlooking the garden. 2 radiators. Fireplace with electric fire fitted. French doors to outside.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Polycarbonate sink. Double electric oven. Gas hob with extractor over. Space and plumbing for washing machine. Door to outside.

Bedroom 1: Fitted wardrobes. Radiator.

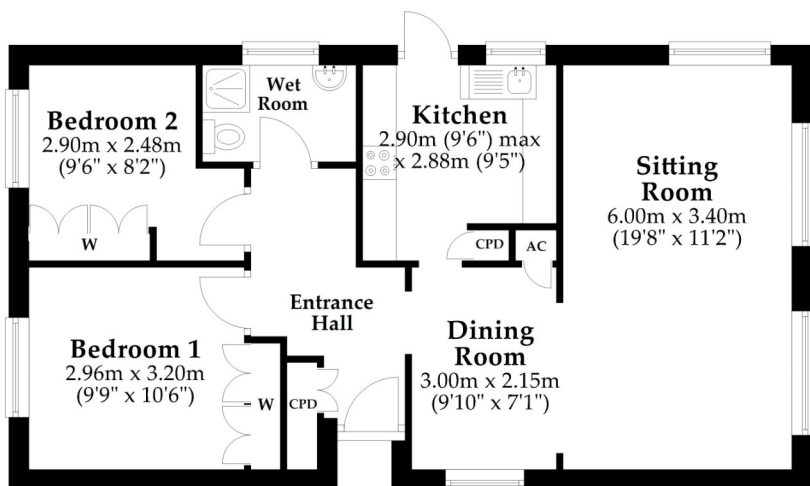
Bedroom 2: Fitted wardrobes and drawers. Radiator.


Wet room: Electric shower. Pedestal washbasin. WC. Radiator.

Outside: The property sits centrally within a secluded plot bounded by established trees and shrubs. A brick built detached garage has power and light and a personnel door to the garden. There are 2 parking spaces to the front and side of the garage.



Ground Floor



This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood 

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.