



**£175,000**

Pitch Fees Apply

**46 Hamble Park, Fleet End Road**

**Warsash, Southampton, Hampshire SO31 9JU**



Quick View

	2 Bedrooms		No Garage
	1 Living Room		1 Bathroom
	Mobile Home		EPC Rating Not Required
	Parking for One		Council Tax Band A

Reasons to View

- This 2016 built mobile home offers low maintenance living with all the mod cons you’d expect in any property, including UPVC double glazing and mains gas central heating.
- If you are looking to downsize and release capital but aren't keen on the idea of communal living in a flat, a park home could be the answer.
- This is a Hayden Classic single unit mobile home, measuring 45 x 10 feet, or 13.716 x 3.048 meters in new money.
- Whilst the park is open plan there is a private garden area to the rear with a greenhouse and patio, plus lawn for you to sit out and enjoy the sun.
- There is driveway parking and a good sized shed, with power, for all your storage needs.
- Hamble Park is strictly for residents over 55 years of age; one cat or dog will be considered.

Description

Hamble Park is in an enviable location close to Warsash Common for those who enjoy their walks and just a mile's stroll to Warsash Village centre and with a good local pub, The Jolly Farmer, nearer by. Driving into the park you will notice how tidy and well-maintained it is. There is an on-site manager to keep things running smoothly.

This mobile home has a pitched roof and skirt adding to its insulation and curb appeal. There is a driveway providing parking for one car leading to one side of the property, the entrance to the other. Steps lead up to the handy entrance porch with front door into the hallway. Doors lead off the hall to the bedrooms and shower room and into the kitchen. The kitchen is fitted with cream wall and base units with integrated appliances including a fridge/freezer, washing machine, dishwasher and an electric oven with gas hob. The gas combination boiler is hidden away by a matching cupboard. There is room for a small table and chairs, and it is open plan to the living room at the front of the home with a full-length window letting in lots of light. There is a second entrance door to the side too. Both the bedrooms have fitted storage with wardrobes and overbed canopy cupboards and share the shower room, which has a modern white suite with corner shower cubicle.

The front gardens are open plan. However, there is a private garden area behind the property, there is also a good-sized shed/store. Hamble Park is managed by Berkeley Parks, there is an individual mains gas supply with metered electric & water supplied via the site. The pitch fee is £284.99 per month.

Other Information

Hamble Park is managed by Berkeley Parks, there is an individual mains gas supply with metered electric & water supplied via the site. The pitch fee is £284.99 per month.

Directions

<https://what3words.com/rewriting.risks.overused>



## Floor Plan

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 39.1 sq. metres (421.0 sq. feet)

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