

**The Accommodation Comprises:-**

Front door to:-

**Entrance Hall:-**

Radiator, coving to flat ceiling, cupboard with shelving.

**Living Area:- 21' 3" x 18' 7" (6.47m x 5.66m)**

**Lounge/Dining Area:-**

Double glazed windows and French doors onto terrace beyond, further double glazed windows to sides, coving to flat ceiling with lighting inset, Fireplace with electric fire with wood-effect in-situ with raised hearth, Feature wall with pelmet lighting inset with low-lying units for ornamental display purposes, double opening French doors onto balcony.

**Kitchen Area:-**

Radiator, superb range of base and eye level units with roll-top work surfaces with splashback, one and a half bowl sink unit with mixer tap, integrated dishwasher, washing machine, integrated fridge and freezer, pull-out larder cupboard, split-level oven and grill, wine rack, breakfast peninsula bar with five ring gas hob with stainless steel extractor over, integrated wine cooler, door to:-

**Inner Hallway:-**

**Bedroom 1:- 10' 11" x 8' 11" (3.32m x 2.72m)**

Double glazed window, radiator, coving to flat ceiling with lighting inset, access to fitted wardrobes and door giving access to:-

**En-Suite Shower Room:- 6' 6" x 5' 4" (1.98m x 1.62m)**

Eye-level obscured double glazed window, close-coupled wc, corner shower cubicle with twin shower heads, his and hers basin with mixer tap inset vanity unit, tiled to dado rail height, shaver socket, chrome towel rail.

**Bedroom 2:- 9' 3" x 9' 3" (2.82m x 2.82m)**

Double glazed window, radiator, flat ceiling with lighting inset, door to:-

**Dressing Room:- 4' 11" x 4' 1" (1.50m x 1.24m)**

Fitted rails for storage and shelving over, further door to deep cupboard with wall-mounted Potterton central heating boiler, slatted shelves for storage.

**Bathroom:- 9' 3" x 5' 6" (2.82m x 1.68m) Maximum Measurements**

Long-line obscured double glazed window, close-coupled wc, panelled bath with mixer tap and hand shower attachment over, shower screen, wash hand basin with mixer tap inset vanity unit, shaver socket, tiled, long-line chrome towel rail, coving to flat ceiling with lighting and extractor inset.

**Outside:-**

Block-paving with parking, continuation of block-paved pathway with slate shavings to the side and extending to the rear of the property with astro-turf lawn for ease of maintenance, fine array of shrubs and bushes offering seclusion and privacy, storage unit with double opening doors, further wooden gate with pedestrian block-paving to the other side of the property with slate shavings.

**Wickham Court :-**

Wickham Court epitomises Park Life Style with excellent recreational facilities to enjoy within its fabulous 11 acre setting, including indoor and outdoor swimming pools, gymnasium, jacuzzi and club house.



### Material Information

Council Tax Band: - Winchester City Council. Tax Band A  
Tenure: - Residential Licence> Maintenance £213 per month  
Property Type: - Park Home  
Electricity Supply: - Mains  
Gas Supply: - Regularly replenished container  
Water Supply: - Mains  
Sewerage: - Mains with Site Septic Tank  
Heating: - Central Heating  
Broadband - Available download speed for this Postcode of 1000MB: Potential broadband speeds  
- <https://www.openreach.com/fibre-broadband>  
Mobile signal: Available - check here for all networks  
- <https://checker.ofcom.org.uk/>  
Parking: Driveway  
Flood Risk: - Check at the Environment Agency's website  
(<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor



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£288,000

Southwick Road, North Boarhunt, Wickham, PO17 6JX

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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