



**£125,000**

Pitch fees Payable

**30 Dibles Park, Warsash**  
Southampton, Hampshire SO31 9SA



Quick View

|                                                                                  |                   |                                                                                     |                    |
|----------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|--------------------|
|  | 1 Bedroom         |  | None               |
|  | 1 Living Room     |  | 1 Bathroom         |
|  | Mobile Home       |  | EPC - Not Required |
|  | One Parking Space |  | Council Tax Band A |

Reasons to View

- Reconfigured layout offering a spacious one-bedroom design
- Large living room with French doors opening to the garden
- Modern look with grey composite cladding and brick skirt
- Generous bathroom with bath and walk-in shower – ideal for mobility needs
- Private rear garden with patio plus concrete shed for storage
- Convenient Warsash location with allocated parking and ramped access

Description

Originally designed as a three-bedroom unit, this home has been thoughtfully reconfigured to create a light and spacious feel throughout.

The living room is a standout space, with windows to either side allowing natural light to flood in and French doors opening to the private rear garden area – perfect for relaxing or entertaining.

The kitchen offers plenty of cupboards, finished in a bold Cadbury’s purple for a splash of personality, and comes with a freestanding cooker.

The bedroom is a generous double with fitted wardrobes along one wall, while the bathroom is exceptionally large, featuring both a bath and a walk-in shower, making it especially suitable if you require easier access.

Outside, the home has been updated with stylish grey composite cladding and a brick skirt, improving both its insulation and kerb appeal. The rear garden area is laid to patio, low-maintenance in design, and benefits from a concrete shed for storage. Parking is available for one car directly alongside, and there is ramped access to the entrance for ease of use.

Other Information

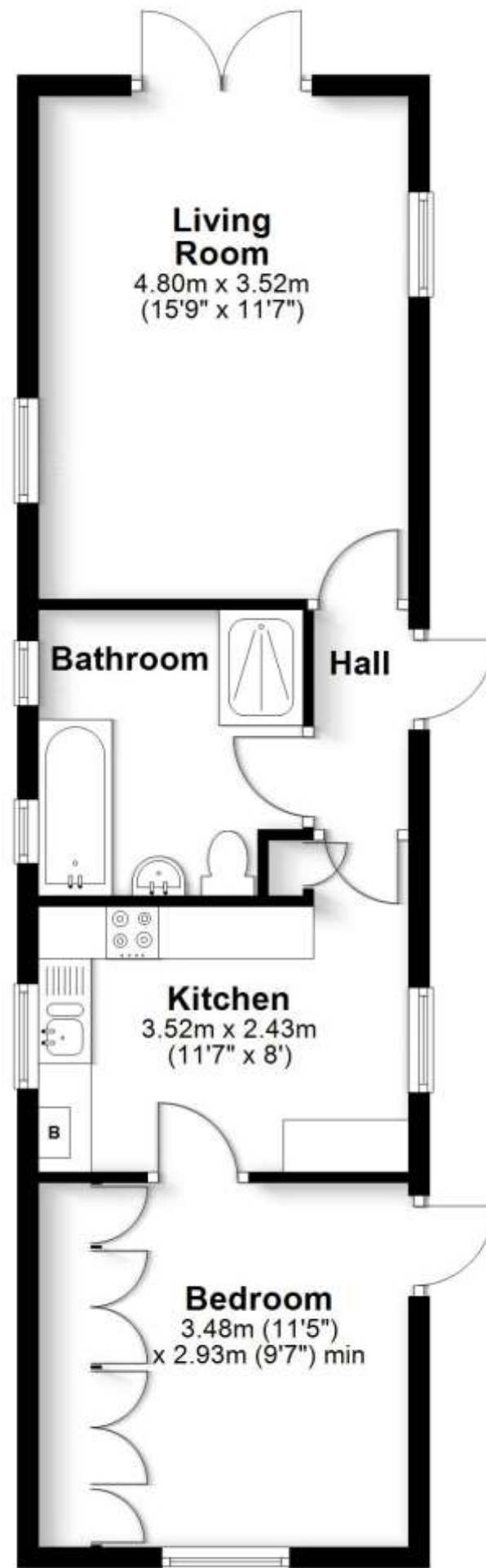
- We are advised the Park has a 50-year lease from 2013 with Fareham Borough Council.
- A pitch fee of £141.00 per month is payable to Dibles Park Ltd, covering site maintenance and ground rent.
- Unfortunately, Pets are not permitted within the Park.
- No stamp duty is payable on the purchase of a mobile home.
- An event fee of 10% of the sale price is payable to Dibles Park Ltd upon disposal.
- Water & electricity are metered via the site; mains gas is connected.

Directions

<https://what3words.com/minimums.riding.smarter>

## Floor Plan

Approx. 48.4 sq. metres (521.1 sq. feet)



Total area: approx. 48.4 sq. metres (521.1 sq. feet)

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