

£165,000

Pitch Fees Payable

6 Dibles Park, Warsash

Southampton, Hampshire SO31 9SA





Quick View

2 Bedrooms

1 Living Room

Mobile Home

Allocated Parking

No Garage

1 Bathroom

EPC Rating Not Required

Council Tax Band A

Reasons to View

- A nicely tucked away and very well cared for Park Home with AIR CONDITIONING. Being in a secluded corner with the privacy of mature planting.
- Large living room with its own front door and bay window with a dual air conditioner and heating unit.
- Traditional render finish with modern brick skirt and additional storage.
- An unusually large shower room with a white suite providing easy access throughout.
- Manicured gardens to the side with off-road parking and a raised patio, plus a concrete shed for storage to tuck away all those gardening nik-naks'
- Convenient Warsash location with the local village offering an array of local shops, waterfront walks and some local hostelries for good measure.

Description

Driving up to the site, you will find site security in place and access to the private driveway. Walk round to your front door, and you can go into the living room or reception hall. From the hallway, both bedrooms and bathroom are accessed and the door through to the kitchen/diner. The spacious updated kitchen comprises worksurfaces with cupboards and drawers under and eye-level units, a built-in larder cupboard and a further cupboard housing the Worcester gas-fired combination boiler. The kitchen flows through into the living room with a box bay window and glazed door leading out onto the patio. The living room benefits from its own professionally installed and maintained air conditioning unit with integrated heater as well. There are two bedrooms, the first of which has its own built-in wardrobe and dressing table. The second bedroom has been fitted with an extensive range of shelving, hanging and drawer storage, making it the perfect dressing room. The shower room has been designed for ease of use with accessible shower space, pedestal wash hand basin and W.C.
Outside, you will find the allocated parking space and large raised patio area surrounded by mature shrubs and hedging. To the immediate rear, you will find a concrete storage shed.

Other Information: The property is being sold with no onward chain and keys are held by the agents for viewing. The sellers have advised that the furniture within the property can be included in the sale if required.
We are advised the Park has a 50-year lease from 2013 with Fareham Borough Council.

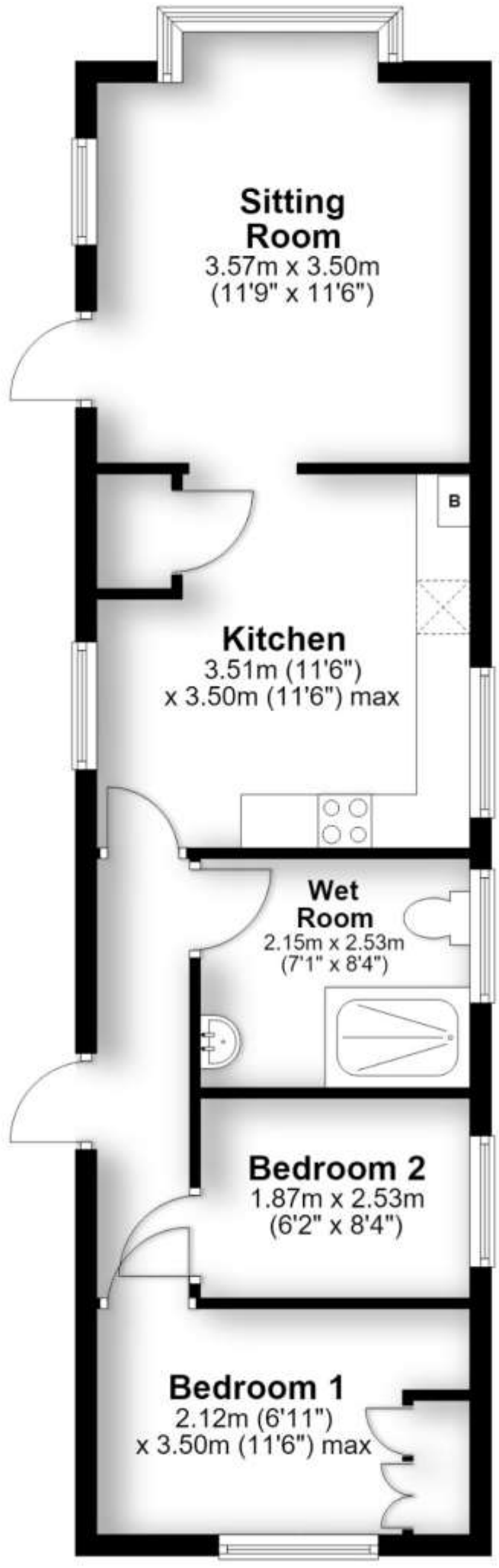
A site charge of £141.00 per month is payable to Dibles Park Ltd, covering site maintenance and ground rent. Pets are not permitted within the Park. No stamp duty is payable on the purchase of a mobile home. An event fee of 10% of the sale price is payable to Dibles Park Ltd upon disposal. Water & electricity are metered via the site; mains gas is connected.

Directions

https://what3words.com/ulterior.guards.hourglass

Floor Plan

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 48.6 sq. metres (522.8 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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