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# DORSET PARK HOMES

**DRAFT**

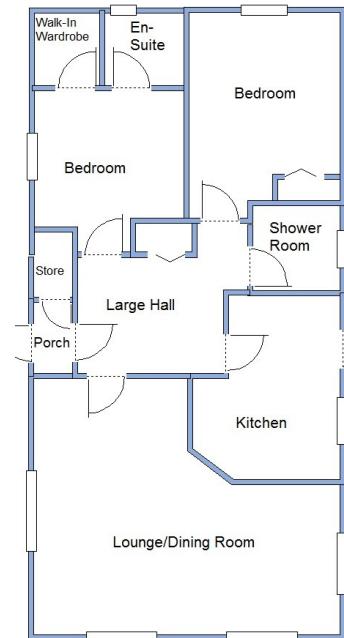
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

## 57 Hillbury Park, Hillbury Road, Alderholt, Fordingbridge. SP6 3BW



Wonderland 'Newbury Lodge Park Home circa 1994

**Spacious, Well Presented Park Home**



This drawing has been prepared for diagrammatic purpose only. Not to scale

### 2 Bedroom Park Home approx 40' x 20'

Accommodation & approximate room dimensions:

- Enclosed Entrance Porch: Integral store.
- Spacious Entrance Hall : Display alcove, cloaks cpd
- Kitchen approx 11'10" x 9'6" max. Range of floor and wall cupboards. Built in oven & hob with extractor fan over (untested). Space for fridge. Plumbing for washing machine.
- Lounge/Dining Room: approx 19'6" x 16'5" max overall. Feature bay windows.
- Bedroom 1: approx 10'5" x 9'6". Built in furniture. Walk-in wardrobe.
- En-Suite Shower Room: Corner shower cubicle. Wash basin & WC. Heated towel rail.
- Bedroom 2: approx 14'2" max x 9'10". Wardrobe.
- Modern Bathroom with sparkling aqua board. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Garden: Laid with areas of lawn and Patio. & enjoying a sunny aspect. Metal Shed
- Parking on Plot
- Age Restriction 45+      Pets Considered.

### Secluded Position on Park



**Pitch Fee: approx. £179.63  
Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price £165,000**

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511**

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W05166

**The recommended specialist in Park Home sales**  
Proprietor: Simon Dixon

