



**£110,000**

Leasehold




**14 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

- A wonderful opportunity to bring back to life this established park home which is tucked away on the far side of the park and in need of that special something to make it a home again.
- Being set across just one level with dual access, this park home provides well-proportioned and nicely zoned living and sleeping accommodation.
- With two bedrooms, you can welcome friends and family to join you at your peaceful retreat.
- Having Warsash and all of its local shopping facilities close at hand as well as the Hamble riverside walks, where else would you want to be.
- Your own private rear garden and further garden space either side means you can enjoy greenery with lawn and mature shrubs all around.
- Don't forget, with vacant possession and NO ONWARD CHAIN, paperwork can be completed within a short space of time meaning a move in could be on the cards quicker than you think.

## 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 good local pub and Tesco local nearby. Driving into the park you immediately are aware of how well tended and cared for the greenery and roadways are. There is an on-site manager to keep things shipshape.

We know that the new owner will need to undertake some TLC to bring back to life this mobile home and bring back its curb appeal. There is a driveway providing parking for one car leading to one side of the property and two access doors leading into the lounge or central hallway. From the hallway, doors lead off the hall to the bedrooms and shower room and into the kitchen. The kitchen is fitted with wall and base units, integrated appliances that include an inset four-ring gas hob, an electric oven beneath and an extractor over. Additionally, there is space for a fridge/freezer and washing machine. The gas combination boiler is hidden away in a matching cupboard. There is room for a small table and chairs, and a doorway to the open-plan living room at the front of the home with dual-aspect windows letting in lots of light. There is a second entrance door to the side too. Both the bedrooms have fitted storage with wardrobes. The more modern shower room has a full-length shower cubicle, pedestal wash hand basin and W.C.

The gardens sit either side of the home with a variety of lawned areas and mature shrubs. Behind the home is a private, secluded area and storage shed.

Roll up your sleeves and what a fantastic opportunity to bring this once-loved home back to life. Keys are held by Robinson Reade, so if you want to have a look, please ring the office and one of our experienced members of staff will be very happy to show you over.

## Other Information

Hamble Park is managed by Berkeley Parks with a monthly pitch fee of £207.93. There is an individual mains gas supply with metered electric and water supplied via the site. The site is strictly for residents over 50 years of age; one cat or dog will be considered. Water and Electric are included within the monthly payments.

Water Fee (average) in the region of £14.10 per month.

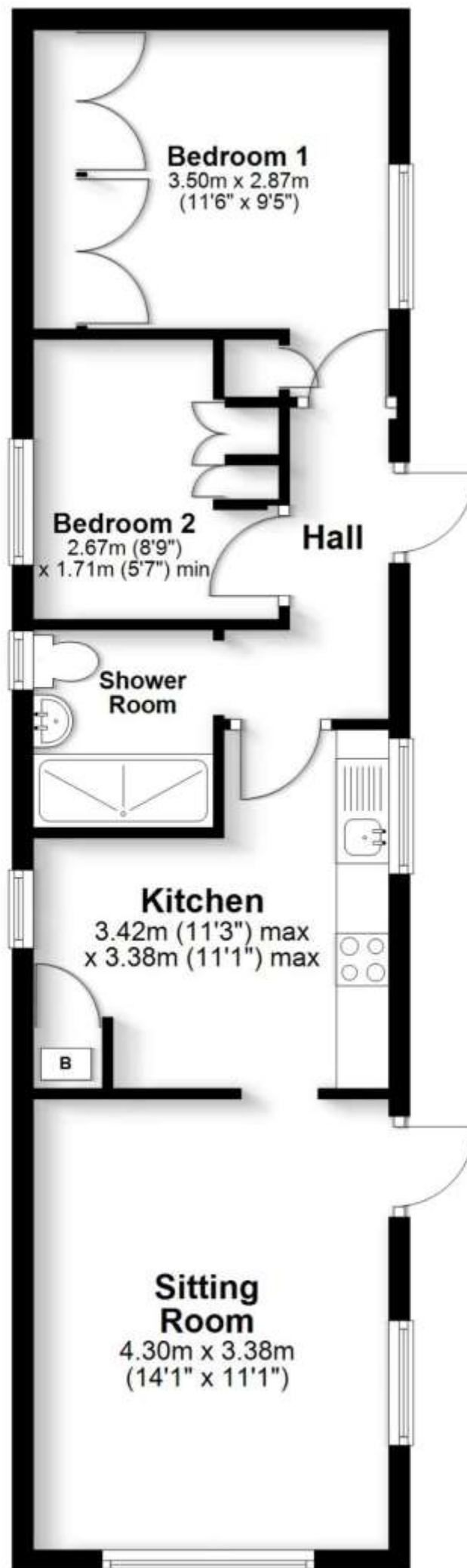
Electricity (average) in the region of £5.56 per month (during vacant period).

## Directions

<https://what3words.com/fruits.river.vintages>

## Floor Plan

Approx. 49.0 sq. metres (527.9 sq. feet)



Total area: approx. 49.0 sq. metres (527.9 sq. feet)

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