



**SB435 Willerby Brookwood Shorefield Country Park, Shorefield Road,  
Downton, Lymington, Hampshire. SO41 0LH  
Guide Price £88,995**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500





**SB435 Willerby Brookwood Shorefield Country Park,  
Shorefield Road, Downton, Lymington, Hampshire. SO41  
0LH**

**Guide Price £88,995**

A Willerby Brookwood 38ft x 12ft brand new two bedroom holiday home located in arguably one of the most sought after Holiday Parks in the South and benefiting from numerous features including Sitting Room, Dining Area, Kitchen, En-Suite Cloakroom, Shower Room, two allocated parking spaces, sun deck.



## KITCHENETTE

Accessed via obscure UPVC double glazed door. Aspect to the side elevation through UPVC double glazed windows, vaulted ceiling, recessed lighting, smoke detector, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Fitted gas cooker with splash back and extractor fan over, power points. Additional storage incorporating full height fridge/freezer and fitted microwave with a selection of drawers and cupboards to side.

## DINING AREA

'L' shaped seat, aspect to the side elevation with UPVC double glazed window and Breakfast Bar with seating for two. Open way through to:

## SITTING ROOM

Aspect to the side elevation through UPVC double glazed window. Central sliding UPVC double glazed patio doors with matching side windows providing access onto sun deck. Vaulted ceiling, recessed lighting, ceiling light, power points, panelled radiator, TV entertainment unit with TV aerial point and power points and additional storage over.

## BEDROOM 1

Aspect to the rear elevation through UPVC double glazed window, vaulted ceiling, recessed lighting, bed recess with bedside cabinets and additional storage over. Panelled radiator, power points, small dressing table with power point and mirror over. Double wardrobe with hanging rail, shelving and chest of drawers.

## EN-SUITE CLOAKROOM

Obscure UPVC double glazed window to side. Vaulted ceiling, ceiling light point, low level WC, wash hand basin with monobloc mixer tap, splash back and storage shelving over. Heated towel rail.

## BEDROOM 2

Aspect to the side elevation through UPVC double glazed window. Vaulted ceiling, recessed lighting, panelled radiator, bed recesses with storage cupboards over and central display shelf. Wardrobe with hanging rails and drawers beneath. Radiator, power points.

## SHOWER ROOM

Obscure UPVC double glazed window to side, vaulted ceiling, recessed lighting, double shower cubicle with thermostatically controlled shower unit. Extractor fan, heated towel rail, low level WC, pedestal wash hand basin with monobloc mixer tap, storage cupboard and shelving over.

## OUTSIDE

There is a sun deck extending to the front elevation to the side to provide numerous seating areas. Outside lighting, two allocated parking spaces.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From Our Office in Old Milton Road turn right at the traffic lights into Station Road and continue for approximately 2 miles turning left at Downton Lane and Shorefield will be found on the left.

## PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## TENURE

The resale tenure for this property is Leasehold





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**9 Old Milton Road, New Milton. Hampshire. BH25 6DQ**  
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**[sales@rossnicholas.co.uk](mailto:sales@rossnicholas.co.uk)**

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.