



20 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0JB  
Guide Price **£179,999**



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





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**Guide Price £179,999**

A very well presented 36' x 19' modern residential park home located in a highly sought after development and offering numerous features including entrance area, dining room, integrated kitchen, sitting room, inner hall, dressing area, en-suite shower room, main bathroom, UPVC double glazing, gas fired central heating, vacant possession.



## ENTRANCE

Entrance Area accessed via UPVC double glazed front door. Smoke detector, recessed light, coat hooks and seat, openway through to:

## DINING ROOM (10' 8" X 9' 2") OR (3.25M X 2.79M)

Aspect to the side elevation through UPVC double glazed windows, power points, double panelled radiator. Ceiling light, openway through to:

## KITCHEN (11' 3" X 8' 11") OR (3.44M X 2.71M)

Aspect to the side elevation through UPVC double glazed window. Matching UPVC double glazed door providing access onto side elevation. Single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with additional breakfast bar with seating for three. Base drawers and cupboards beneath, integrated dishwasher, stainless steel gas hob with stainless steel splash back and extractor fan. Additional work surface with washing machine beneath. Boiler cupboard housing gas fired boiler. Eye level storage cupboards, stainless steel oven with storage above and beneath and integrated fridge/freezer to side.



## SITTING ROOM (18' 2" X 8' 11") OR (5.53M X 2.71M)

Aspect to the side and front elevations through UPVC double glazed windows. Two double panelled radiators, power points, TV aerial point. Wall hung electric fire with display niches to side.

## INNER HALL

Power points, recessed light and smoke detector.

## BEDROOM 1 (8' 2" X 8' 10") OR (2.50M X 2.69M)

Aspect to the side elevation through UPVC double glazed window. Panelled radiator, power points, openway through to:



## DRESSING ROOM

Two double wardrobe units with hanging rails and shelving one of which housing modern consumer unit.

## EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side. Ceiling light, extractor fan, corner shower cubicle with tiled wall surrounds, sliding glazed shower screens and thermostatically controlled shower, wall hung wash hand basin with monobloc mixer tap, tiled splash backs, storage drawers beneath and large mirror over, low level WC, heated towel rail.



## BEDROOM 2 (8' 9" X 8' 0") OR (2.66M X 2.45M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, double wardrobe with hanging rail and shelf.

## BATHROOM (6' 6" X 5' 7") OR (1.99M X 1.70M)

Obscure UPVC double glazed window to side, extractor fan, panelled bath unit with tiled splash back and monobloc mixer tap. Low level WC, wall hung wash hand basin with monobloc mixer tap, tiled splash back, storage drawers beneath, large mirror over, heated towel rail.

## OUTSIDE

The grounds have been designed for easy maintenance being mainly paved with flint shingle and steps provide access to both side elevations.

## PITCH FEE

The site owner has confirmed that the pitch fee is £313.04 PCM.

## 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 cross over at the traffic lights into Ashley Road and continue until reaching the village of Hordle. Turn right into Stopples Lane and Woodlands Park 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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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. Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information.

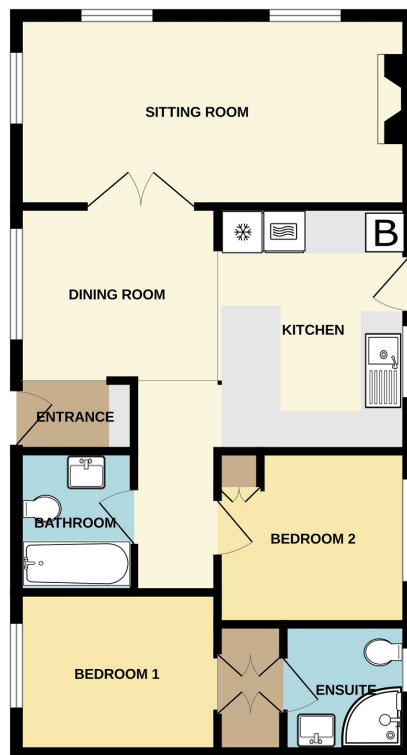
## BUYERS NOTE

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week. 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.

## COUNCIL TAX

The council tax for this property is band

GROUND FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 617 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.