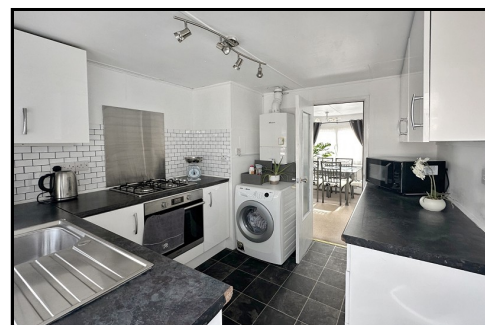
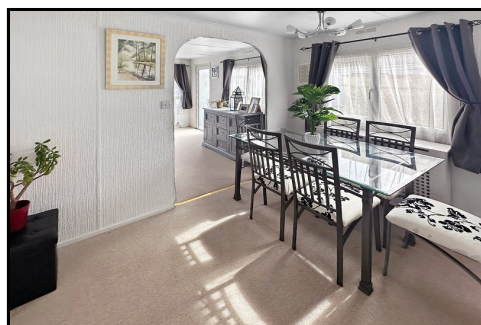
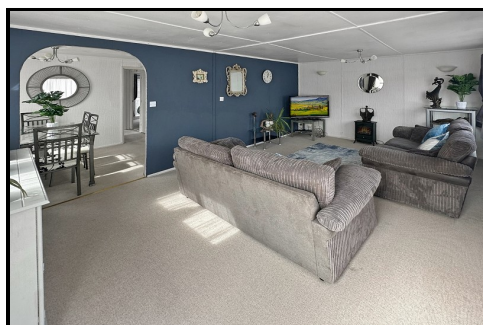




**40 Gracelands Park, Lyndhurst Road, Christchurch, Dorset. BH23 4SE**

**£162,500**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





**40 Gracelands Park, Lyndhurst Road, Christchurch, Dorset.  
BH23 4SE**

**£162,500**

A well located double unit park home which has recently been the subject of external redecoration and sited on one of the largest plots on the park. Situated in this most convenient location almost opposite Sainsbury's supermarket and the travel interchange and enjoying a well maintained South facing rear garden with large level sun deck accessed from the bedrooms, the property further benefits from a driveway and garage and will be offered with no forward chain.



## ENTRANCE PORCH

Accessed via a stepped entrance with UPVC double glazed front door and providing storage, opening through into the:

## KITCHEN (8' 7" X 9' 3") OR (2.61M X 2.81M)

Well appointed with a good range of base and wall mounted cupboard and drawer units with areas of slate effect laminate roll top work surface over. Inset four burner Gas hob with electric oven beneath, space and plumbing for washing machine and dishwasher, insets ink unit with drainer adjacent and mixer tap over. Wall mounted Worcester gas fired combination boiler. Ceiling light point, double power points, vinyl flooring. Door to the:

## DINING ROOM (9' 10" X 7' 1") OR (2.99M X 2.17M)

A lovely and bright room with UPVC double glazed window to the side aspect, good sized storage cupboard with shelving, ceiling light point, wall mounted panelled radiator, double power point, open archway through to the:

## LIVING ROOM (19' 2" X 11' 7") OR (5.85M X 3.54M)

A wonderful dual aspect Living area spanning across the whole frontage of the unit with large picture UPVC double glazed windows to the front, an additional UPVC double glazed window to the side and an opaque double glazed door also leading outside to the driveway. Two ceiling light points, wall mounted panelled radiator, wall light points, television point, double power points.

## INNER HALL

Linking the Living accommodation to the sleeping quarters with a deep storage cupboard with hanging rail and shelving. Doors to both bedrooms and the Wetroom.

## BEDROOM 1 (11' 4" X 9' 5") OR (3.45M X 2.88M)

Dual aspect and predominantly South facing with a large Set of UPVC double glazed double doors overlooking the rear garden and providing access top the sun deck with a further window to the side aspect. Recess for wardrobes and additional bedroom furniture, television point, power points, ceiling light point, wall mounted panelled radiator and wall mounted Air Conditioning and heating unit.

## BEDROOM 2 (9' 5" X 7' 0") OR (2.88M X 2.13M)

South facing and situated to the rear of the property with the highly desirable feature of a door leading onto the sun deck and rear garden as well as a window adjacent for ventilation. Wall mounted panelled radiator, ceiling light point, power points.

## WETROOM (6' 9" X 5' 5") OR (2.06M X 1.64M)

Set out in a true Wetroom with sloped non-slip flooring, low level Mira shower unit, pedestal wash hand basin with mixer tap and low level flush WC. Opaque double glazed window to side, ceiling light point, wall mounted panelled radiator.

## OUTSIDE

The rear garden is a delightful feature being South facing and very private. immediately abutting the rear of the property is an extensive sun deck laid to UPVC and composite decking and facing South. the remaining garden is laid to paved patio for the most part providing easy to maintain areas bounded by timber fencing and mature shrub and plant borders. Rear door to garage and gate to the side linking through to:

## THE APPROACH

Laid mainly to washed gravel as a base for pot plants with a block paved driveway parking space for one car in turn leading to the:

## GARAGE

Electrically and remotely operated up and over door, pedestrian access to rear, window to side.

## PITCH FEE

The property attracts a monthly Pitch Fee of £202.56

## DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road until reaching the Hoburne Roundabout. Take the Second exit here onto the small Dual Carriageway and at the next roundabout take the third exit onto Lyndhurst Road. At the next roundabout take the second exit and just after coming off the roundabout take the first right hand turning into Gracelands Park where the property will be found towards the end of the one way system (visitors park at the front of the site in the bays) and numbered.

## 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.

## AGENTS NOTE

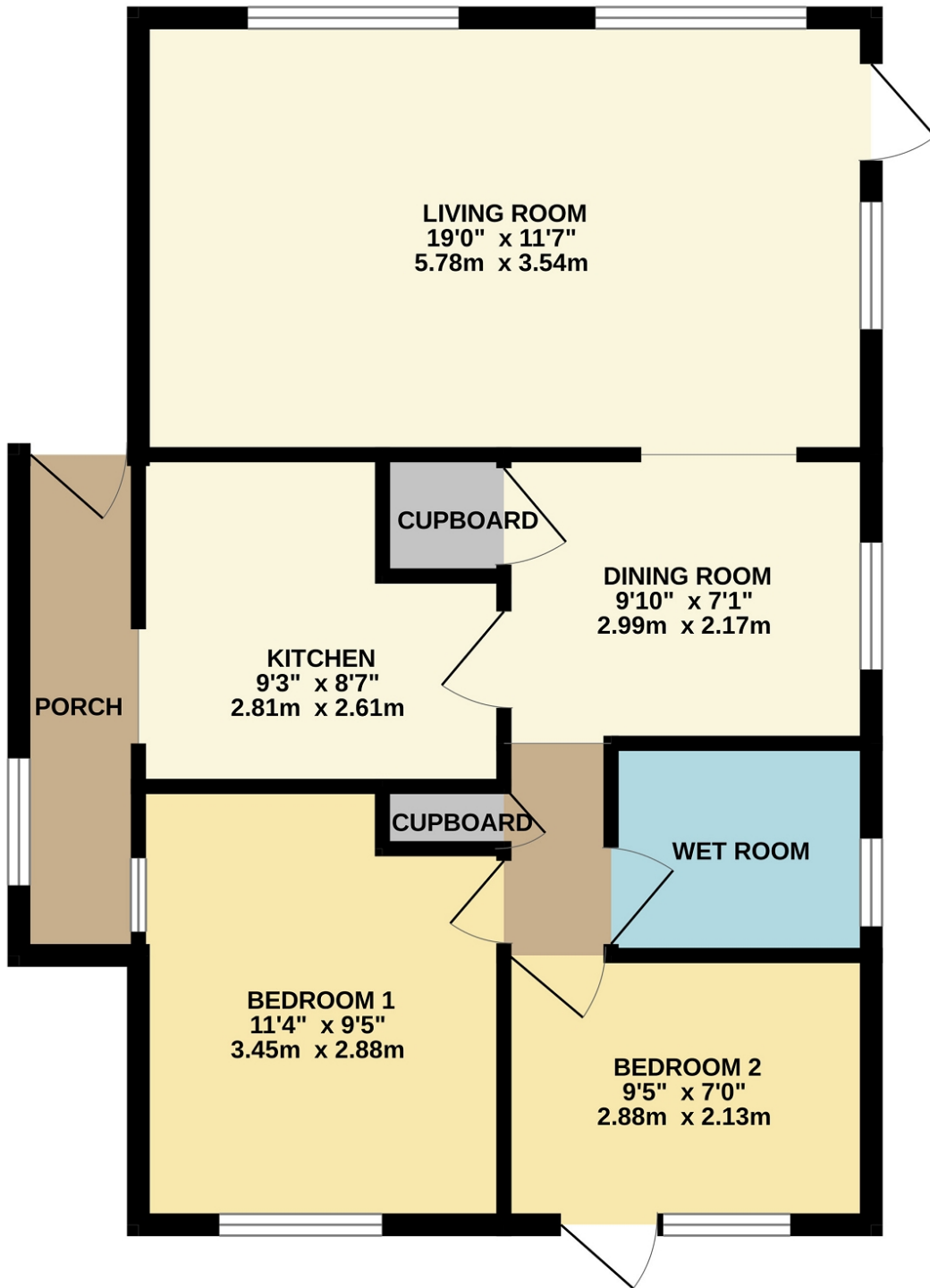
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## TENURE

The resale tenure for this property is Leasehold



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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