



G25 Shorefield Country Park Shorefield Road. Hampshire. SO41 0LH

£32,500



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

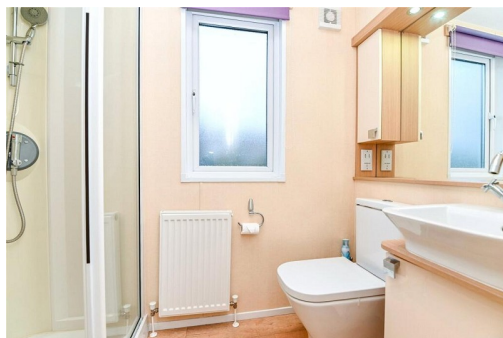




G25 Shorefield Country Park Shorefield Road, Downton, Lymington, Hampshire. SO41 0LH

£32,500

A superbly positioned holiday home offering a level walk to all the facilities (Bar, Restaurant and Leisure) at the 5 Star award winning Shorefield Country Park. Approximately 10 minutes walk to Cliff top with stunning views of The Needles. Features include large open plan Kitchen/Dining area with integrated appliances. Vaulted ceiling with Velux windows. Two good sized bedrooms with Bedroom One benefiting from en-suite Bathroom and Separate Shower Room. Two areas of decking and a lease length of approximately 11 years.



KITCHEN/DINING ROOM

Accessed via UPVC double glazed door with matching side screen. Aspect to the side elevation through UPVC double glazed window with additional double glazed Velux windows providing natural light. One and a half bowl single drainer stainless steel sink unit set into a work surface extending along two walls with a range of base drawers and cupboards beneath. Integrated wine cooler, dishwasher, double electric oven with stainless steel microwave over, five ring gas hob with splash back and canopy extractor over. Eye level storage cupboards, recess for full height fridge/freezer, breakfast bar with seating for approximately two and wine store. Openway through to:

SITTING ROOM

Vaulted ceiling with recessed lighting, double panelled radiator, aspect to the front elevation through UPVC double glazed French Doors with matching side screens, additional aspect to the side elevation through UPVC double glazed windows. Range of power points, wall mounted flame effect electric fire. Recessed display shelving unit with storage beneath. TV unit incorporating connections for wall hung television.

INNER HALL

Vaulted ceiling, recessed lighting, thermostatic control for central heating.

BEDROOM 1

Vaulted ceiling, recessed lighting, double panelled radiator, power points, recessed wardrobes comprising two double units with hanging rails and shelving. Bed recess, bedside cabinets, aspect to the side elevation through floor to ceiling UPVC double glazed window.

EN SUITE BATH AND SHOWER ROOM

Obscure UPVC double glazed window to side. Recessed lighting, panelled radiator, wash hand basin with monobloc mixer tap and storage cupboards beneath. Low level WC, bath unit with monobloc mixer tap, shower attachment, glazed shower screen, large mirror and display lighting with cupboards over sink and toilet.

BEDROOM 2

Aspect to the side elevation through double glazed window. Vaulted ceiling, recessed lighting. Panelled radiator, recessed wardrobes comprising two double units with hanging rails and shelving. Bed recess and bedside cabinets with storage cupboards over.

SHOWER ROOM

Aspect to the side elevation through UPVC double glazed window. Wash hand basin with storage cupboard beneath. Low level WC, large mirror and shaver point over with display lighting and two storage cupboards. Double shower cubicle with sliding glazed door.

OUTSIDE

There are two areas of raised decking both ideal for outdoor entertaining with steps down to an additional garden area that enjoys a degree of privacy. The Holiday home also enjoys parking space and is only a short walk from the facilities at Shorefield Country Park. The services are main gas, electricity and water.

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 and proceed down Station Road. Cross over at the mini-roundabout into Milford Road and continue for approximately one and a half miles turning left into Downton Lane. Immediately right into Shorefield Country Park and continue along Shorefield Way. Go through the barriers which will open automatically and at the roundabout turn left, at the next roundabout proceed straight over taking the next turning left where the unit will be found on the right hand side.

PLEASE NOTE

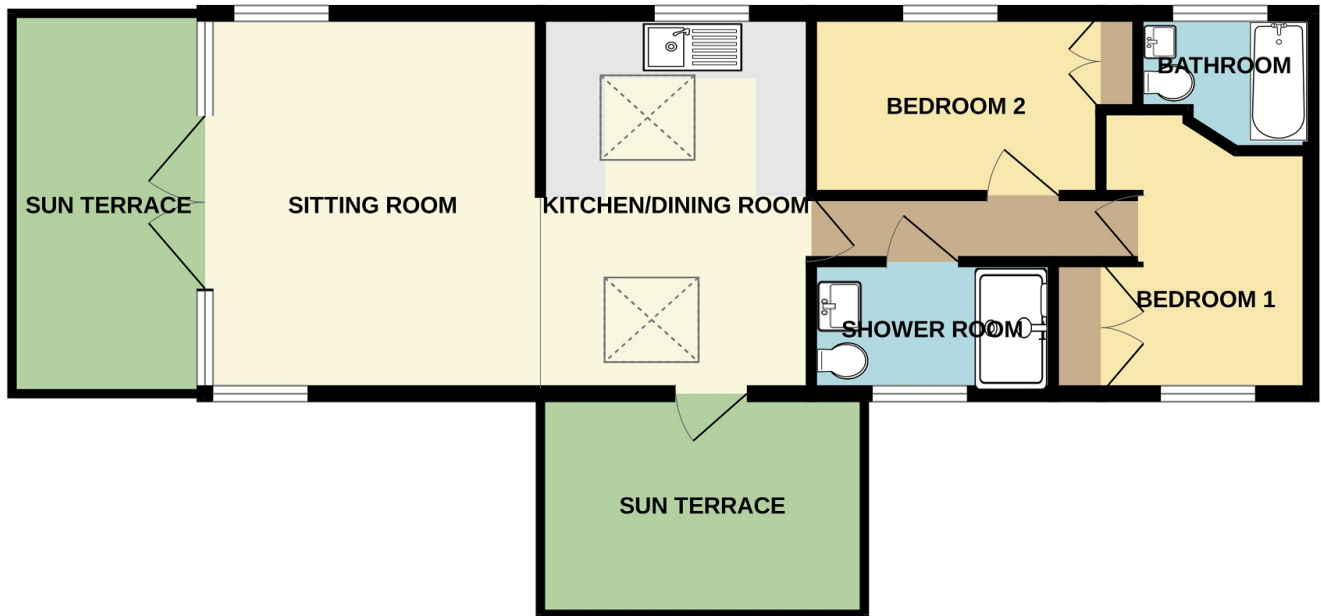
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred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



GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 543 sq.ft. (50.4 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.
Made with Metropix ©2026

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