



Guide Price £160,000

Pitch Fees Payable

33 Dibbles Park, Warsash
Southampton, Hampshire SO31 9SA



Quick View

	2 Bedrooms		No Garage
	1 Living Room		1 Shower Room
	Park Home		EPC Rating Not Required
	Parking		Council Tax Band A

Reasons to View

- A nicely tucked away residential site, this upgraded Park home with gas central heating is located on the far side of the development.
- The cosy living room with its own front door and bay window provides a welcome retreat and somewhere to put your feet up.
- The kitchen has been re-fitted by the current owner with a modern designed Howdens kitchen with an integrated gas hob and oven.
- Outside, the cladding provides a modern contemporary feel to this Park Home.
- With a private enclosed rear garden and parking to the front, if privacy is what you are looking for, this could well be the one for you.
- The convenient Warsash location is served by an array of local shops, waterfront walks and some local hostelries for good measure.

Description

Driving up to the site, you will find site security in place and access to the private driveway. Leading up the three steps, access your main front door into the living room, or you can use the hallway and even a further side door, which is accessed via the private garden. The living room has a light and airy feel with dual-aspect windows and also houses the Glow-Worm combination gas boiler. An open-plan walkway leads you into the re-fitted kitchen. Installed by the current owner, you will find a range of oak effect worktops with cupboards and drawers beneath, an integrated fridge, inset four-ring gas hob and eye-level electric oven. There is plenty of space to accommodate your table and chairs and light floods in from the dual-aspect windows.

The inner lobby serves the two bedrooms, the first of which has a rear-facing window. The second bedroom is currently being used as a utility and work space, benefiting from a door leading directly into the garden. The re-fitted shower room comprises a full-width shower cubicle, W.C. and vanity basin.

Outside, the gardens are enclosed by a high-level wooden fence panelling with a patio area, gated access and outside tap. Then you will find the allocated parking to the front and a concrete storage shed.

Other Information:

A site charge of £141.00 per month is payable to Dibles Park Ltd, covering site maintenance and ground rent.

Pets are not permitted within the Park.

No stamp duty is payable on the purchase of a mobile home.

An event fee of 10% of the sale price is payable by the seller to Dibles Park Ltd upon sale of the property by the seller.

Water & electricity are metered via the site; mains gas is connected.

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017.

We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36.00 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Directions

<https://what3words.com/ulterior.guards.hourglass>

Floor Plan

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 42.3 sq. metres (454.9 sq. feet)

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