JG004 - Sunseeker Aruba Shorefield Country Park, Shorefield Road, Downton, Lymington, Hampshire. SO41 0LH

£339,995

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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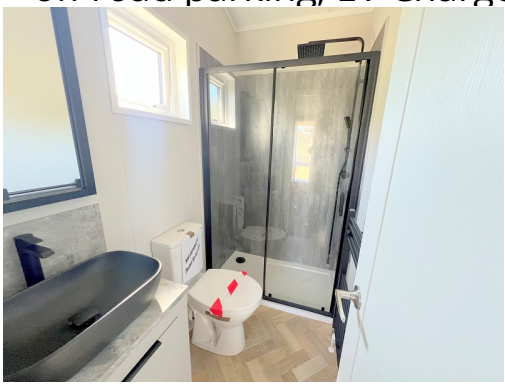
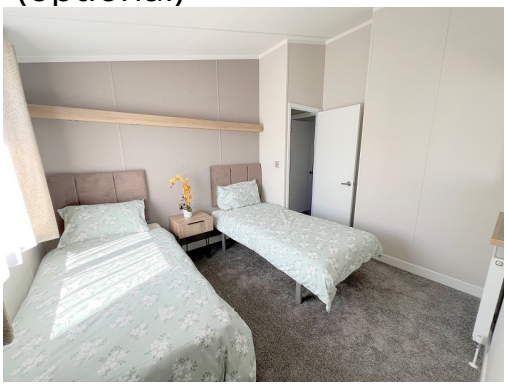
A stunning Aruba Sunseeker 40ft x 20 ft located on a select gated development within arguably one of the most sought after holiday park sites within the South Coast. Features of the property include open plan living incorporating Sitting Room/ Dining and Kitchen areas. Master Bedroom with En-Suite Shower room and fitted wardrobes. Bedroom Two with walk-in wardrobe, main bathroom, large sun terrace, off road parking, EV Charger (optional)





OPEN PLAN LIVING AREA

Obscure UPVC double glazed door from the side elevation provides access to the Open plan living area incorporating Sitting/Dining Room and Kitchen/Breakfast. Aspect to both side and front elevation through UPVC double glazed doors and windows. Vaulted ceiling, recessed lighting, living area incorporating wall hung media unit with TV aerial point and power points. Panelled radiator, open way through to Dining Area. Vaulted ceiling, panelled radiator leading to:

DINING AREA

Vaulted ceiling panelled radiator, leading to:

KITCHEN/BREAKFAST ROOM

One and a half bowl single drainer composite sink unit with monobloc mixer tap set into a working surface extending along one wall with matching full height splash back. Integrated dishwasher and washing machine, eye level storage cupboards, island incorporating five ring gas hob with base drawers and cupboards beneath and wine cooler. Pop-up extractor fan and seating for 4/5. Electric double oven with matching microwave combi above and a selection of cupboards to side. Integrated fridge and freezer and display shelving to either side.

INNER HALL

Vaulted ceiling, smoke detector, recessed light, panelled radiator.

BEDROOM 1

Aspect to the side elevation through UPVC double glazed window. Recessed lighting, wall light, vertical tubular lighting, power points, Recessed triple wardrobe with mirror fronted sliding doors, hanging rail and shelf. TV aerial connections for wall hung television.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to rear. Vaulted ceiling, recessed lighting, extractor fan. double shower cubicle with rain effect shower head and hand held shower attachment. Heated towel rail, low level WC. Wash hand bowl with monobloc mixer tap, mirror over, storage cupboard beneath.

BEDROOM 2

Aspect to the side elevation through UPVC double glazed window. Recessed lighting, panelled radiator, power points, TV connections for wall hung television. Walk-in wardrobe with hanging rail and shelving. Modern consumer unit.

BATHROOM

Obscure UPVC double glazed window to side. Vaulted ceiling, recessed light, extractor fan. Panelled bath unit with monobloc mixer tap and hand held shower attachment. Low level WC, wash hand bowl with monobloc mixer tap, splash back and storage beneath. Large mirror and light over. Additional storage housing gas fired boiler and display shelving to side, heated towel rail.

OUTSIDE

One of the main features of the property is the large sun deck which wraps around the two elevations enjoying a Southerly aspect with a paved pathway providing access to two brick paved allocated parking spaces. EV charger (optional) outside lighting and the remainder of the grounds are laid to lawn and maintained by the Site. Storage boxes are available which are usually located to the rear of the unit.

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 along Station Road into Milford Road and continue for approximately 2 miles until reaching Shorefield Country Park 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.

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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.