



25 Mudeford Mews Hoburne Naish, Hampshire. BH25 7RE

£42,500



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





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A two bedroom Carnaby Envoy 13 x 38 Park Home situated on a fantastic pitch enjoying a sea glimpse and located on the popular Hoburne Naish Holiday Park. The property has been incredibly well cared for by the current owners, with features including a high specification open plan kitchen/living area, two good sized bedrooms with the main bedroom benefiting from a modern shower room, additional shower room, allocated parking, and 8 Years remaining on the licence.



SITTING ROOM (9' 1" X 12' 8") OR (2.77M X 3.86M)

Door providing access to Sitting Room, vaulted ceiling, ceiling light point, recessed lighting, TV aerial and connection for wall hung television and display niche below. Fitted electric flame effect log fire, Bluetooth Speaker System, additional aspect to side elevation through UPVC double glazed windows. Additional door providing return access to South facing sun deck with matching side panels. TV aerial points, power points, two panelled radiators, open way through to luxury kitchen/breakfast room.

KITCHEN BREAKFAST ROOM (11' 10" X 12' 8") OR (3.60M X 3.86M)

Open plan with aspect to the side elevation. Vaulted ceiling, smoke detector, central ceiling light, one and a half bowl sink unit with monobloc mixer tap set into a work surface with concealed lighting, extending along one wall with base drawers beneath and integrated slimline dishwasher. Large American style fridge/freezer to side with additional storage cupboards over. Additional work surface extending along two walls with base cupboards beneath. Fitted Belling electric double oven with matching microwave over, five ring gas hob with glass splash back and stainless steel Belling extractor fan over. Range of power points, fitted washing machine. Eye level storage cupboards, access to the side through UPVC double glazed door with matching side screen. Door providing access to:

INNER HALL

Vaulted ceiling, recessed lighting, smoke detector. Radiator.

BEDROOM 1 (9' 9" X 9' 2") OR (2.98M X 2.79M)

Aspect to the rear elevation through UPVC double glazed window. Vaulted ceiling, recessed lighting, range of bedroom furniture incorporating bed with bedside cabinets, dressing table with drawers beneath. panelled radiator, wall hung TV/DVD with connections.

EN-SUITE SHOWER ROOM

Obscure double glazed window onto side elevation, recessed lighting, extractor fan, low level WC with concealed cistern and display shelving over. Wash hand basin with monobloc mixer tap, tiled splash back and storage drawers beneath and large walk-in shower cubicle with folding glazed screen and thermostatically controlled shower with tiled wall.

BEDROOM 2 (9' 2" X 7' 2") OR (2.80M X 2.18M)

Aspect to the side elevation through UPVC double glazed window. Vaulted ceiling, recessed lighting. Twin beds with central dressing table. Power points, TV/DVD, Wall light, panelled radiator, recessed double wardrobe with hanging rails and shelving.

SHOWER ROOM

Obscure UPVC double glazed window to side elevation. Vaulted ceiling, ceiling light, extractor fan, low level WC, shower screen, thermostatically controlled shower unit and tiled wall. Recessed display niches and cupboard housing gas fired boiler.

OUTSIDE

One of the main features of the property is the South facing sun deck which is enclosed behind glass balustrade and provides ample room for entertaining, continuing along the side elevation providing a pathway which leads to the rear boundary where there is an allocated parking space. The Grounds surrounding the unit are mostly laid to lawn and maintained by the Site maintenance team. The unit also benefits from two large metal garden stores, outside tap and lighting.

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 proceed down Old Milton Road until reaching A337 road turn right and proceed until reaching Naish Estate on the left. Bear to the left at reception and turn right into Mudeford Mews. Take 2nd left and number 25 will be located on the right.

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

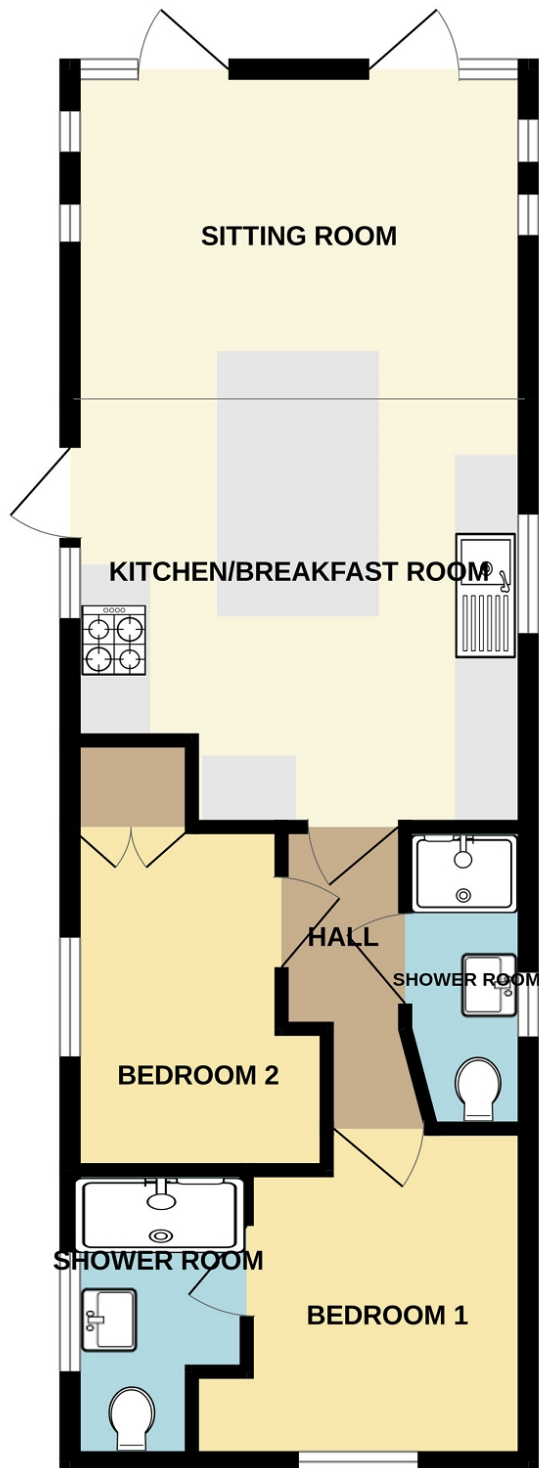
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes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

LEASEHOLD & MAINTENANCE FEES

The owner informs us that the lease continues till 30/11/2034 which therefore has approximately 8 years remaining on the lease and the service charge is approximately £9,426.70 per annum from December 2026. This includes membership to the leisure club facilities where there is a swimming pool, gym and fitness suite, bar and other facilities. Site Closed 6th January - 7th February. The property can be used from Friday 5pm - 9am Monday Morning. There is a pathway leading through the park down to the local beach and a convenience store on site where you can usually purchase essential household items.



GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.5 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.