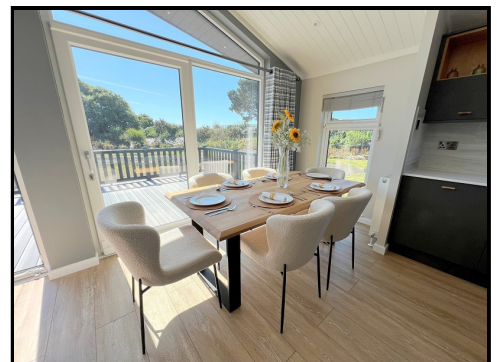




**JG009 - Lissett Alaska Shorefield Country Park, Shorefield Road, Downton,
Lymington, Hampshire. SO41 0LH
Guide Price **£599,995****



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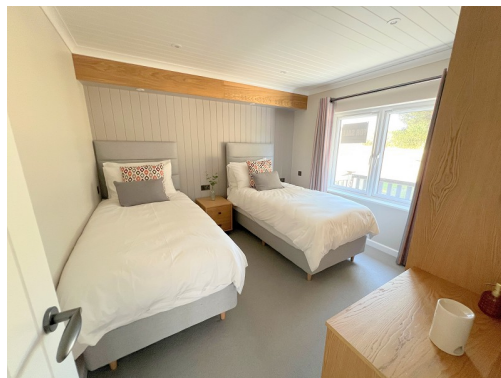
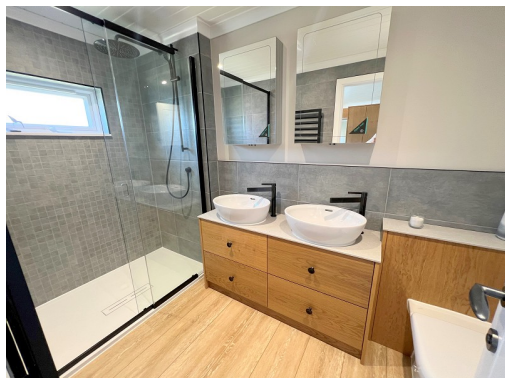




JG009 - Lissett Alaska Shorefield Country Park, Shorefield Road, Downton, Lymington, Hampshire. SO41 0LH

Guide Price £599,995

Lissett Alaska 45ft x 22ft truly stunning three double bedroom brand new Holiday Home located within an exclusive gated community with views over adjacent pond and wild life. Features of the property include open plan living incorporating Sitting Room, Dining Area and Kitchen/Breakfast Room. Shower Room, En-suite Shower Room and main Bathroom. Utility cupboard, large sun deck with additional seating with Gazebo overlooking pond. 40 year Lease.



ENTRANCE HALL

Accessed via obscure UPVC double glazed front door. Recessed lighting, hatch to loft area, panelled radiator, power points, coats cupboard with slatted shelving. Double opening Utility cupboard incorporating gas fired boiler, modern consumer unit, panelled radiator and washing machine with additional storage shelving over.

OPEN PLAN LIVING AREA

Incorporating Sitting Room/Dining/Kitchen/Breakfast area. Aspect to the side elevation through two UPVC double glazed windows. Sliding UPVC double glazed sliding patio doors providing access onto sun deck. Vaulted ceiling, recessed lighting, panelled radiator, power points, TV connections for wall hung television. Dining area with aspect to the side elevation and double glazed sliding patio doors providing access onto sun deck. Vaulted ceiling, recessed lighting, open way through to Kitchen/Breakfast area. Aspect onto the side elevation through UPVC double glazed window. Stainless steel recessed sink unit set into a Quartz work top with drainage extending along two walls with range of base drawers and cupboards beneath. Integrated AEG dishwasher, wine cooler, four ring AEG induction hob, fitted AEG electric oven with matching microwave combi over, pull-out larder cupboard and integrated fridge/freezer. Island with drawers and cupboards beneath and quartz work top.

BEDROOM 1

Aspect to the side elevation through three UPVC double glazed windows. Recessed lighting, power points, TV connections for wall hung television. Fitted bedroom furniture incorporating bed recess with bedside cabinet. Dressing table with large mirror and concealed lighting. Two double wardrobes with hanging rails and chest of drawers.

EN SUITE SHOWER ROOM

Obscure window to side elevation with recessed lighting. Recessed shower cubicle with rain effect shower head, hand held shower attachment. Twin sink unit with monobloc mixer taps and storage drawers beneath. Tiled splash backs, low level WC with concealed cistern. Two wall hung mirror fronted medicine cabinets with lighting, heated towel rail.

BEDROOM 2

Aspect to the side elevation through UPVC double glazed window. Recessed lighting, fitted bedroom furniture including one double and one single wardrobe unit with chest of drawers to side. Wall hung connections for television, power points, panelled radiator.

BEDROOM 3

Aspect to the side elevation through UPVC double glazed windows with electronic switch. Two double wardrobe units with hanging rails and shelving, double panelled radiator, Wall hung television with connections.

BATHROOM

Obscure UPVC double glazed windows, fully tiled wall surrounds with panelled bath unit and thermostatically controlled shower over. Heated towel rail, low level WC with concealed cistern, wash hand bowl with monobloc mixer tap with storage beneath and storage to side. Quartz display top and large mirror over and recessed lighting. Shaver point.

OUTSIDE

One of the main features of this unit is the large sun deck providing panoramic views across the adjacent pond. Steps lead down to additional seating area with Gazebo to provide both shade and seclusion and there is an additional paved patio area to the edge of the communal grounds. The unit benefits from two allocated parking spaces and EV charger (if required)

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 into Station Road and proceed till reaching Milford Road and turn left continuing until reaching Downton Lane then Shorefield will be found 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.

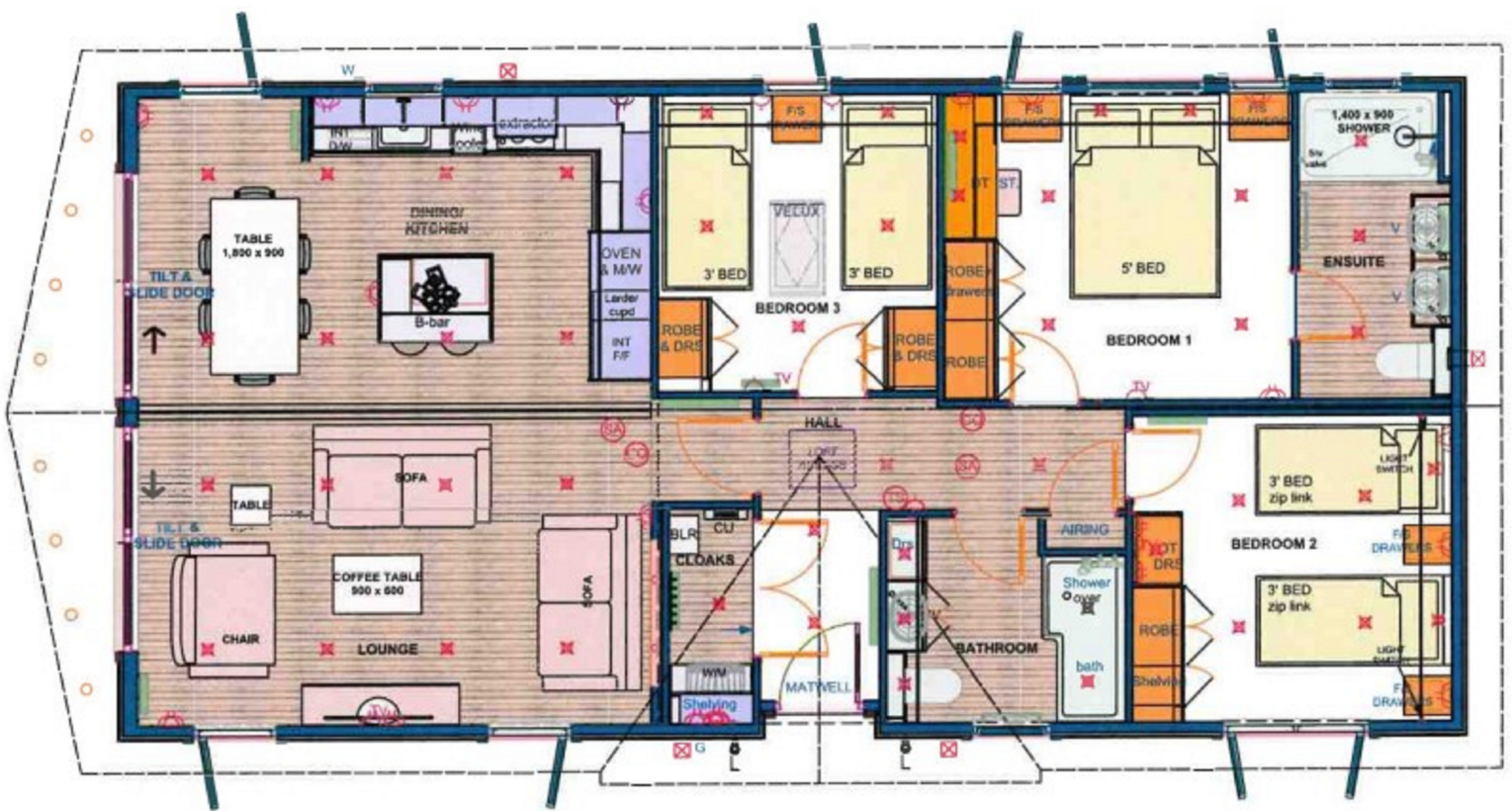
BUYERS NOTE

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.

TENURE

The resale tenure for this property is Leasehold





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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.