



66 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0JB

Guide Price £176,950



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





66 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0JB

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A very well presented three bedroom Wessex Melbury 42 x 20 Park Home located in arguably one of the best Park Home Sites in the South. Sitting Room, separate dining room, kitchen, three bedrooms, shower room, corner plot location and landscaped gardens, garage and off road parking.



ENTRANCE HALL

UPVC double glazed front door provides access to Entrance Hall. Ceiling light, panelled radiator, double storage cupboard with shelving, door providing access to large walk-in storage cupboard housing Worcester/Bosch gas fired boiler, ceiling light.

SITTING ROOM (15' 2" X 15' 0") OR (4.62M X 4.57M)

Aspect to both front and side elevations through UPVC double glazed windows. Ceiling light. Two panelled radiators, power points, TV aerial point, feature electric fire with surround, hearth and mantel. Open way through to:

DINING ROOM (9' 7" X 8' 0") OR (2.93M X 2.44M)

UPVC double opening French doors providing views and access onto side elevation, ceiling light, panelled radiator, power points. Doorway through to:

INNER HALL

Ceiling light, smoke detector, panelled radiator, hatch to loft area with pull down ladder. Linen cupboard with slatted shelving with small radiator.

KITCHEN (14' 9" X 9' 7" MAX) OR (4.49M X 2.91M MAX)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, one and a half bowl single drainer stainless steel sink unit set into a working surface extending along three walls with a range of base drawers and cupboards beneath. Integrated fridge and electric oven incorporating hob with extractor fan over. Eye level storage cupboards with concealed under counter lighting, part tiled wall surrounds, double panelled radiator, additional work surface with storage cupboards beneath, recess for washing machine, additional eye level storage cupboards and full height fridge/freezer recess to side. Double glazed door providing access onto side elevation.

BEDROOM 1 (12' 10" X 9' 5") OR (3.90M X 2.86M)

Aspect to side elevation through UPVC double glazed windows. Ceiling light, panelled radiator, power points, range of fitted bedroom furniture incorporating two double wardrobes, chest of drawers and dressing table.

BEDROOM 2 (10' 0" X 9' 6") OR (3.04M X 2.90M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, large double fitted wardrobe with mirror fronted sliding doors, hanging rail and shelving. Chest of drawers extending along one wall with TV aerial and power points and bedside cabinets.

BEDROOM 3/STUDY (9' 5" X 4' 11") OR (2.87M X 1.49M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, office furniture incorporating work surface extending along two walls with storage cupboards beneath. Power points, panelled radiator.

SHOWER ROOM (6' 7" X 5' 1") OR (2.00M X 1.56M)

Obscure UPVC double glazed window onto side, ceiling light, extractor fan, large double shower cubicle with thermostatically controlled shower unit and sliding glazed doors. Low level WC, wash hand basin with storage cupboards beneath and mirror fronted medicine cabinet above. Panelled radiator.

OUTSIDE

The front elevation is mainly laid to lawn with stepping stone path leading to the front door. Shrub and flower beds and paved pathway extending along the side elevation.

GARDENS

There is a paved patio area adjoining the unit with the remainder of the garden being laid to lawn with shrub and flower beds. Outside lighting, water tap and power. The garden is enclosed behind close boarded fencing and there are additional garden stores within the garden and access to:

GARAGE

Up and over door, power and light. To the opposite elevation is an additional area which is mainly laid to lawn with flower beds.

PITCH FEE

Approximately £271.00 per month.

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 over the traffic lights into Ashley Road and continue until reaching the village of Hordle. On reaching Hordle turn right into Stopples Lane where Woodlands Park will be found.

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.

COUNCIL TAX

The council tax for this property is band A



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
781 sq.ft. (72.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 781 sq.ft. (72.5 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.