



*192, Seabreeze, Shorefield Country Park, Downton, SO41 0LH*

*£30,000*

**Mitchells**

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*192 Seabreeze  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

A fantastic opportunity to acquire this two bedroom holiday home, situated on a superb pitch in the popular Shorefield Country Park. The holiday home has been well maintained by the current owners and features a spacious, south-facing kitchen/dining room, bedroom one with an en-suite WC, a twin second bedroom, a family shower room, and large wraparound decking.

- 2015 Willerby Rio Premier 35x12
- License Ends: 31/10/2033
- 2026 Site Fees: £7,694.68
- 2026 Rates: £930.32
- Second Home Only, Cannot Be Main Residence
- Open Plan Kitchen/Living Area
- Bedroom One With An En-Suite WC
- Twin Second Bedroom
- Family Shower Room
- Wraparound Decking



## The Property

Kitchen with timber effect flooring, a generous range of cream wall and base units with a contrasting marble effect worktop, a stainless steel sink unit with mixer tap over and drainer, an integrated fridge/freezer, eye level microwave, and gas oven with four burner hob and extractor fan over.

The sitting/dining room is a pleasant space with triple aspect, a large corner sofa with a pull out bed, a gas fire, a feature bay window, and a dining table with corner seat, seating up to six people.

Bedroom one is a generous king size room with an outlook to the side, a built-in dressing table, a TV aerial point, a large built-in wardrobe with sliding doors, matching bedside tables, wall hung storage, and a door leading to the en-suite WC with timber effect flooring, a UPVC window, a pedestal wash hand basin with a mixer tap over, and a WC.

Bedroom two is laid out as a twin room with wall length storage, a bedside table, and a single wardrobe with drawers.

Shower room with timber effect flooring, an extractor fan, a radiator, a UPVC double glazed window, and a suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, and a shower cubicle with a thermostatically controlled shower attachment and a glass folding door.



## *Gardens & Grounds*

192 Seabreeze is situated on a fantastic south-facing pitch with a large wraparound decking, providing the perfect space for outdoor entertaining. The unit enjoys elevated views, and the popular dog walk and scenic paths to the beach are in close proximity.



## *Site Fees & Charges*

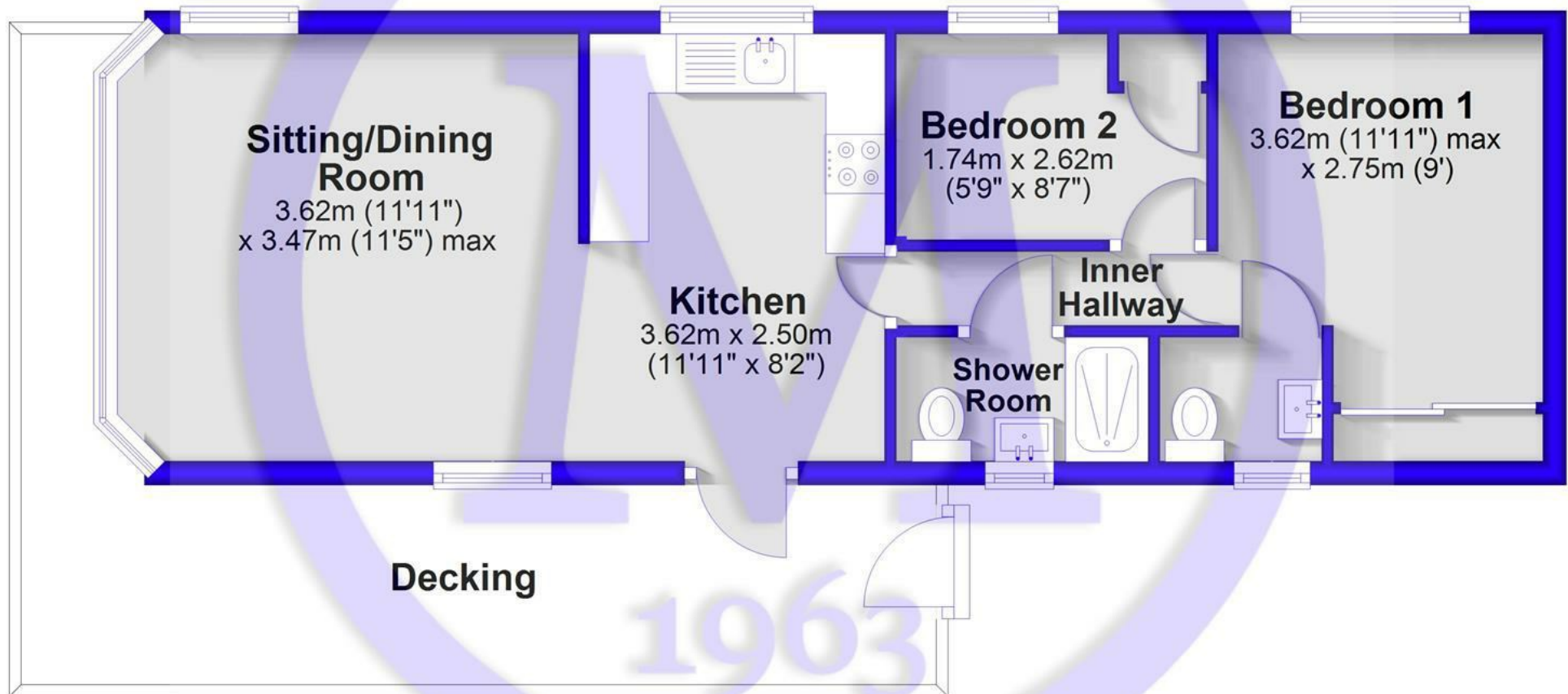
Annual Site Fee:

Rates:

Licence Valid Until:

## Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)

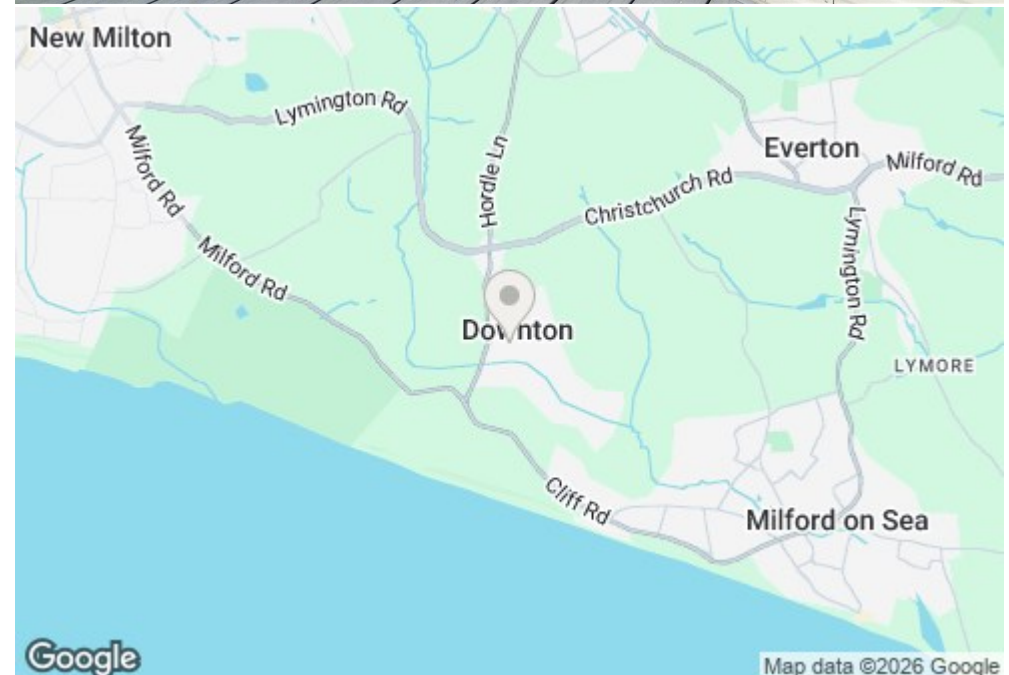


Total area: approx. 42.8 sq. metres (460.2 sq. feet)

## Situation

Located on the southern edge of the New Forest National Park and just a short stroll from the shingle beaches of Milford on Sea, the award-winning Shorefield Country Park offers an idyllic spot for the ultimate getaway. The park boasts a wide range of excellent facilities, including heated indoor and outdoor pools, a gym and day spa, bars, a restaurant, a fishing lake, pet-friendly areas, play areas, tennis courts, and live family entertainment.

At Shorefield Country Park, site fees run from November to October, while the rates are charged from April to March. These fees can be paid either over six or twelve months. Gas and electricity are metered, with bills issued in May and November. The park is open from 10th February to 5th January, providing a fantastic year-round retreat.





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