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# DORSET PARK HOMES

**DRAFT**

[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**25 Hillbury Park, Alderholt, Fordingbridge. SP6 3BW**



**Spacious Park Home with Delightful Garden**

**2-Bedroom Park Home - approx 40' x 20'**

Accommodation & approximate room dimensions:

- Stately Albion 'Goodwood' circa 2002
- Hall: Cloaks cupboard & linen cupboard. Hatch to roof.
- Lounge: approx 19' x 10'8". Feature fireplace. Patio doors to arched porch
- Kitchen/Diner: approx 17' x 8'6". Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Space for fridge/freezer. Ample space for dining suite with bay window & display recess.
- Utility Room: Space for washing machine & tumble dryer. Cupboard housing combination gas boiler. Door to garden.
- Bedroom 1: approx 12' x 9'5". Fitted wardrobes & drawers
- En-Suite Shower Room
- Bedroom 2: approx 9'5" x 8'8". Fitted wardrobes.
- Bathroom: Panelled bath, wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Delightful Garden with sunny aspect. Metal shed.
- Parking on Plot
- Age Restriction 45+      Pets Considered
- Popular Residential Park in semi-rural location near to local amenities and within a short drive to Fordingbridge town centre.

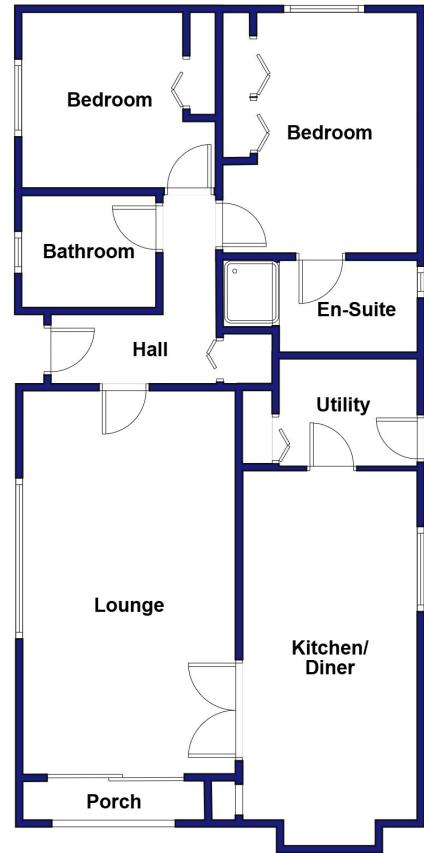
**Price: £155,000**

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511**

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W05183

**The recommended specialist in Park Home sales**

Partner: Simon Dixon



This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 'Pet Friendly' Park



**Kitchen/Diner PLUS Utility Room**



**Dining Area**



**Lounge**



**Delightful Garden**

**Pitch Fee: approx £267.87 per month  
Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**