

Head Office:
Dixon Kelley Estate Agents
1 Penn Court
Station Road, West Moors
Dorset. BH22 0JJ

Telephone: 01202 877511

DORSET PARK HOMES

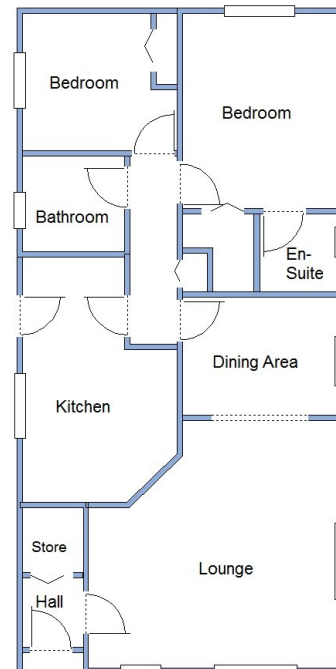
DRAFT

www.dorsetparkhomes.com

7 Crystal Hollow, Southampton Road, Godshill, Fordingbridge. SP6 2JJ



Beautifully Presented Park Home on small, 'Pet Friendly' Park



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

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

Accommodation & approximate room dimensions:

- Wessex 'Melbury' Park Home circa 2006
- Entrance Hall: Walk-in store cupboard housing Worcester combination gas boiler.
- Kitchen: approx 14'8" x 9'4" max. Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Integrated fridge/freezer & dishwasher. Space for washing machine. Door to garden.
- Lounge: approx 15'3" x 14'9" max. Custom shutter blinds.
- Dining Area: approx 9'4" x 7'2". Custom shutter blinds
- Inner Hall: Airing cupboard. Hatch to roof space.
- Bedroom 1: approx 11'8" x 9'4" Plus walk-in wardrobe.
- Luxury En-Suite Shower Room
- Bedroom 2: approx 9'4" x 8'7". Built-in wardrobe.
- Bathroom: Double-ended bath. Vanity wash basin & WC.
- Gas Central Heating (system untested) & Double-Glazing
- Delightful Landscaped Garden with wide patio & pathway leading to protected field.
- Parking on Plot for 2-3 cars. Concrete Shed with electric.
- Age Restriction 50+ Pets Considered
- Small, modern Residential Park of only 10 homes
- **Near to Fordingbridge Town Centre and a short distance from outstanding New Forest walks. Use of facilities at Sandy Balls Holiday Park & discounts at restaurants.**

Price: £245,000

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:W04377

Edge of New Forest



Fitted Kitchen



Lounge



En-Suite Shower Room



Delightful Garden backing onto field

Pitch Fee: approx £198.39 per month
Subject to Annual Review
Council Tax Band: 'B'

Tenure: 1983 Mobile Homes Act Agreement

The recommended specialist in Park Home sales
Partner: Simon Dixon





Lounge



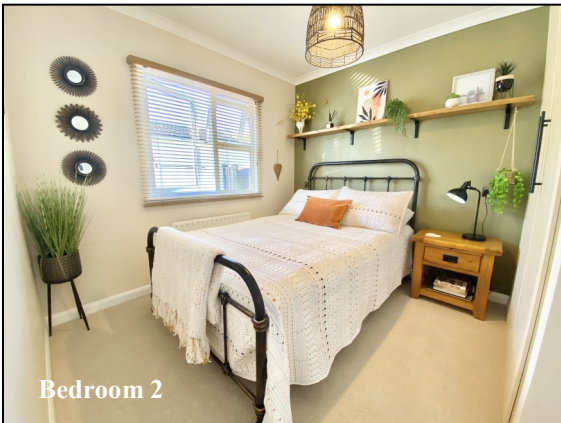
Dining Area



Bedroom 1



En-Suite



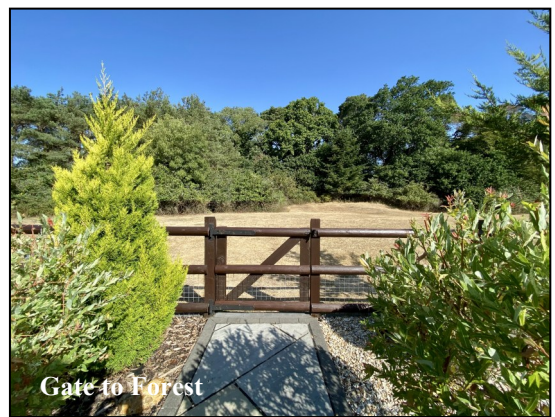
Bedroom 2



Bathroom



Stunning Garden



Gate to Forest



Patio Area



Field View