



**Connells**

Gracelands Park Lyndhurst Road  
Christchurch



## Property Description

Connells Southbourne are pleased to present this Park Home for the over 50's. Located on the highly desirable Gracelands Park within 2 miles to both Christchurch Town Centre and Highcliffe. The property briefly comprises; two bedrooms, a separate kitchen, sitting/dining room & bathroom. It further benefits from off road parking and outside space.

This home is located within two miles of the popular Mudeford Quay, Friars Cliff and Highcliffe. A short walk from Mudeford Quay are sandy beaches of Gundimore, Avon Beach and Friars Cliff where there are beach side cafes, toilets and beach huts for hire. If you carry on walking along the coastal path from Friars Cliff, you will reach Steamer Point Nature Reserve, Highcliffe Castle and the village of Highcliffe. From the Quay you can catch a ferry to Mudeford Sandbank and walk to Hengistbury Head Nature Reserve.

## Entrance Hall

Doors to all rooms.

## Kitchen

Double aspect windows to the side. Fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit with tiled splashbacks. Inset four ring gas burner with electric oven underneath and pull out cooker hood over. Integrated fridge freezer and washing machine. Space for breakfast table. Radiator.

French doors.

## Sitting Room

Double aspect windows to the front and side. Radiator. TV & Telephone points. Electric fireplace.

## Bedroom One

Double glazed window to the side aspect. Radiator. Built in wardrobes.

## Bedroom Two

Double glazed window to the side aspect. Radiator. Fitted drawers.

## Bathroom

Obscure glazed window to the side. Three piece suite comprising panel enclosed bath with chrome shower attachment over. Pedestal wash hand basin. Low level WC, Radiator. Fully tiled.

## Outside

There is an area of hardstanding providing allocated parking for 1-2 vehicles. At the rear, there is low maintenance paved area, which is ideal for seating or storage. There is an external power point and water supply.

## Agents Notes;

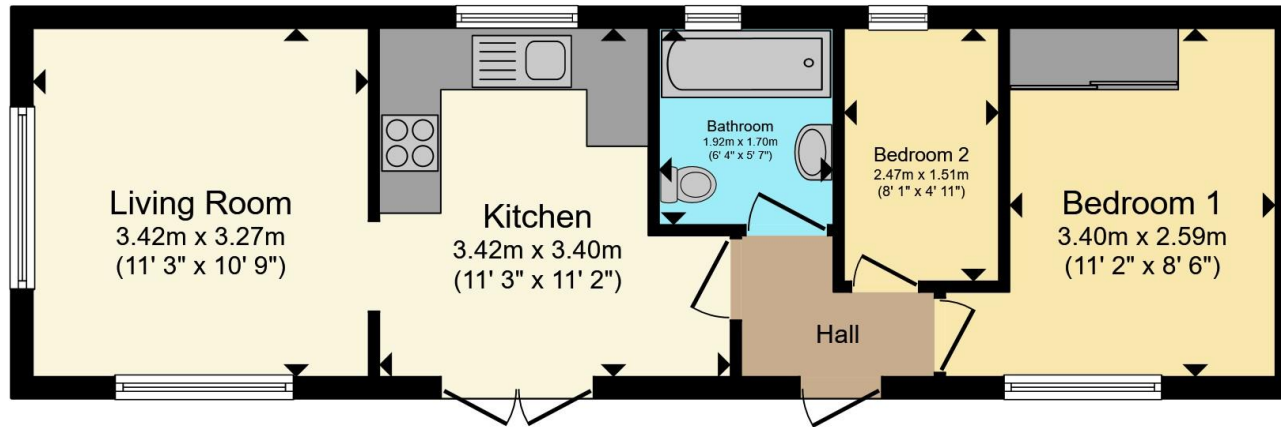
Current Service Charges: £247 per month

Council Tax Band: A









**Ground Floor**

Total floor area 41.1 m<sup>2</sup> (442 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/SBN306366](http://connells.co.uk/Property/SBN306366)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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