



**49 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41  
0JB  
£119,500**



**Ross Nicholas & Company Limited**  
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BH25 6DQ  
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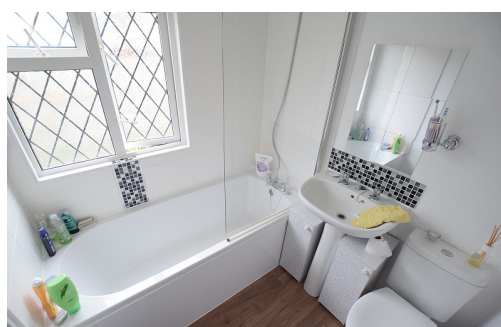
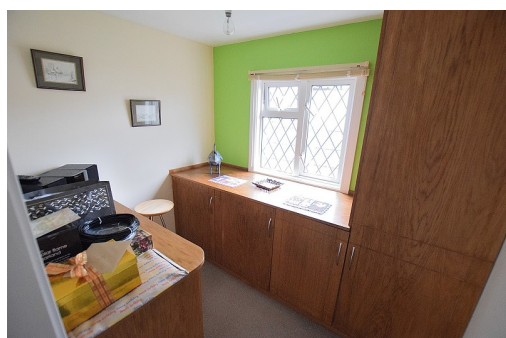




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A well presented and maintained Two bedroom park home situated within a quiet cul-de-sac location on the highly sought after development of Woodlands Park. Modern kitchen and bathroom with modern mains gas boiler replaced in recent years. UPVC double glazing, off road parking and attractive gardens.



## **ENTRANCE**

Two steps up provide access to main front door entrance with outside light. UPVC double glazed door provides access to Entrance Area with ceiling downlight, LED ceiling downlight, access to electric meter and safety trip consumer unit, modern style radiator, laminate wood effect flooring which then provides access to:

## **KITCHEN (13' 9" X 5' 4") OR (4.19M X 1.63M)**

Smooth finished ceiling, numerous LED downlights. Galley style kitchen with light cream Shaker style kitchen units with stainless steel style handles, four ring hob with stainless steel extractor above with fan assisted double oven beneath in stainless steel finish with digital clock, space and plumbing for automatic washing machine, comprehensive range of eye level and floor mounted storage cupboards, space for upright fridge/freezer, tiled splash backs, UPVC double glazed window facing a Northerly aspect with stainless steel sink with single bowl and single drainer with swan necked mixer taps above. Power points. Room provides access to:

## **SITTING ROOM (15' 9" X 11' 6") OR (4.80M X 3.51M)**

Smooth finished ceiling, dual aspect room with UPVC double glazed windows facing North and East aspects with door providing access to front steps. Power points, TV aerial point, broadband connection point and telephone point. Modern style radiator with independent thermostat, two wall light points, central heating thermostat and door provides access to boiler cupboard housing the Worcester gas fired central heating boiler with storage beneath.

## **BEDROOM 1 (9' 11" X 8' 2") OR (3.02M X 2.50M)**

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing side garden aspect. Modern style radiator with independent thermostat, power points, range of fitted wardrobes flanking one wall one with mirror fronted sliding door.

## **BEDROOM 2 (7' 7" X 5' 11") OR (2.31M X 1.81M)**

Currently used as a Study/Office with a bespoke wooden unit creating a broom cupboard/ironing board cupboard. Shelved out and display surface providing a practical usable room. UPVC double glazed window overlooks garden aspect, radiator with independent thermostat, power points.

## **BATHROOM (5' 7" X 5' 11") OR (1.71M X 1.80M)**

Modern white suite comprising panelled enclosed bath with mixer taps and adjustable shower attachment above. Glazed shower screen to one side, tiling to full height over bath area, pedestal wash hand basin with hot and cold taps with mirror above. Low level WC with push button flush, continuation of laminate wood effect flooring, heated towel rail in white, low voltage LED lighting.

## **OUTSIDE**

Block paved drive provides parking for one vehicle with path providing access to side and rear gardens. Garden is enclosed by close boarded fencing, two steps provide access to raised decking area and platform leading to main front door entrance. To the rear of the unit is an outside storage shed of tin construction. Access hatch provides access to under unit storage and for servicing. Main garden is located on the South side of the unit which benefits from being laid to lawn with panelled fencing. Unit benefits from plastic soffits and fascia, outside water butt.

## **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 cross over at the traffic lights into Ashley Road and proceed until reaching the village of Hordle. On reaching Hordle turn right into Stopples Lane and Woodlands will be found on the left.

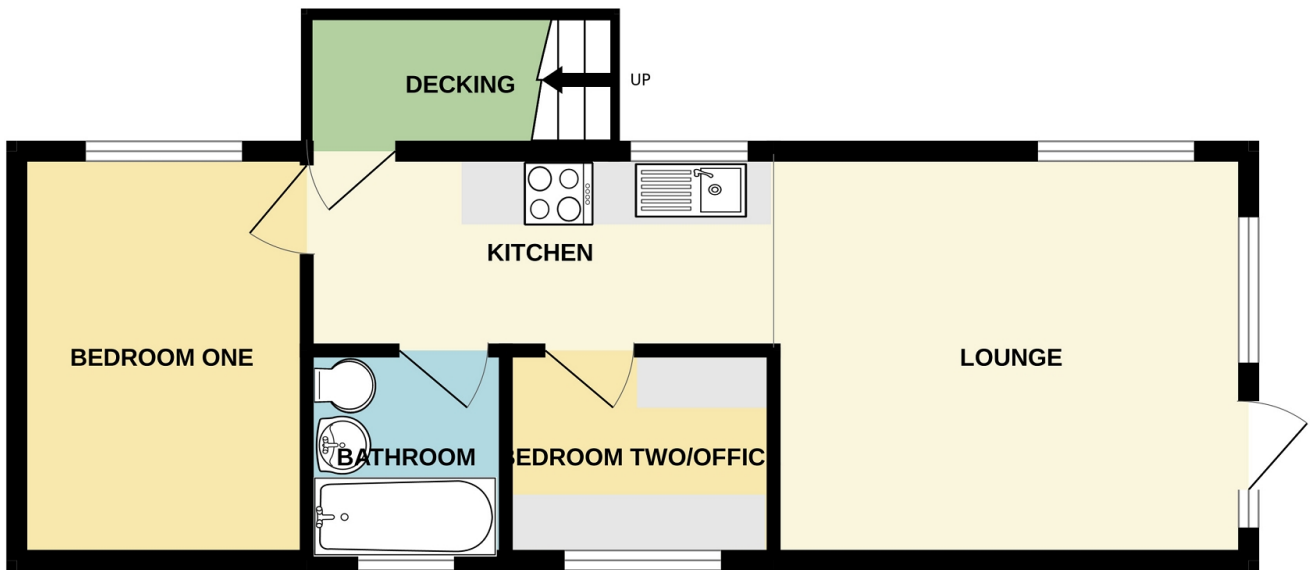
## **PLEASE NOTE**

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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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.

## **MAINTENANCE & GROUND RENT**

The Ground rent and Service Charge is £243.30 per annum.

GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



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TOTAL FLOOR AREA: 400 sq.ft. (37.1 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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