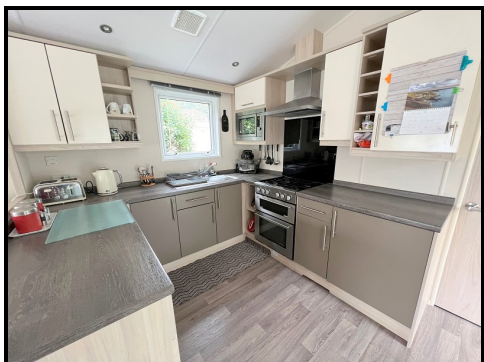




430 Seabreeze, Shorefield Road, Downton, Lymington. SO41 0LH

£24,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500

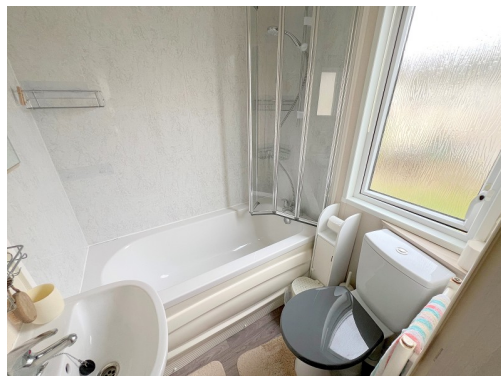
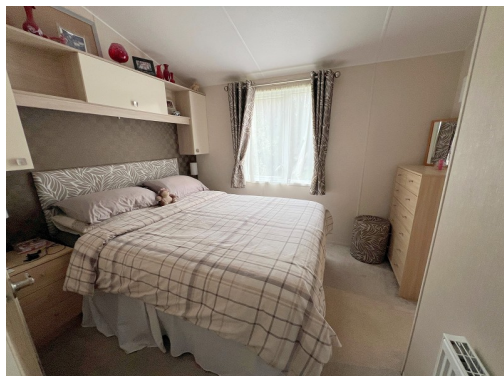




430 Seabreeze, Shorefield Road, Downton, Lymington, Hampshire. SO41 0LH

£24,950

A well presented Atlas Sherwood Lodge 40 x 13 two double bedroom holiday Park Home located in a highly sought after site within easy reach of Milford-on-Sea, Lymington and New Milton and local mainline train station. The property includes Sun Deck, Kitchen/Diner, Utility Room, En-Suite Shower Room, additional Shower Room, gas fired central heating, UPVC double glazing and two allocated parking spaces.



SITTING ROOM (12' 7" X 11' 7") OR (3.84M X 3.52M)

Accessed via sliding UPVC double glazed doors, aspect to both the front and side elevations through UPVC double glazed windows. Vaulted ceiling, recessed lighting, wall mounted electric flame effect fire set into a surround incorporating display shelving and storage drawers, to side TV cabinet incorporating shelves and storage. Programmer and time clock for central heating. Open way through to:

KITCHEN/DINER (12' 7" X 8' 3") OR (3.84M X 2.51M)

Aspect to both side elevations through UPVC double glazed windows. Vaulted ceiling, recessed lighting. Single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surfaces extending along three walls with range of base drawers and cupboards beneath. Stainless steel electric double oven with four ring gas hob over. Splash back, extractor canopy over. Fitted microwave. Eye level storage cupboards, door providing access onto side elevation and sun terrace, cupboard with coat hooks and door providing access to:

INNER HALL

Vaulted ceiling, recessed lighting, smoke detector.

UTILITY ROOM

Aspect to the side elevation through UPVC double glazed window. Single bowl, single drainer sink unit with monobloc mixer tap with storage cupboards beneath. Working surface with recess for washing machine and cupboard housing gas fired boiler over with display shelving.

BEDROOM 1 (12' 7" X 12' 2") OR (3.84M X 3.72M)

Aspect over the side elevation through UPVC double glazed window. Range of bedroom furniture including bed recess, bedside cabinets, storage cupboards and shelves over. Double wardrobe unit with hanging rails and shelf and storage drawers beneath, chest of drawers, vaulted ceiling, wall light, ceiling light, panelled radiator, power points.

EN SUITE BATH AND SHOWER ROOM

Obscure UPVC double glazed window to rear. Vaulted ceiling, ceiling light, panelled bath unit with monobloc mixer tap and shower attachment, low level WC, pedestal wash hand basin with monobloc mixer tap, wall mounted mirror fronted medicine cabinet over. Heated towel rail.

BEDROOM 2 (8' 1" X 7' 6") OR (2.46M X 2.28M)

Aspect to the side elevation through UPVC double glazed window. Vaulted ceiling, ceiling light, power points, bed recess with cupboards and display shelf over. Wall light, panelled radiator.

SHOWER ROOM (3' 5" X 7' 4") OR (1.04M X 2.23M)

Jack and Jill door providing access to Bedroom 2. Light tunnel providing natural light, vaulted ceiling, extractor fan, double shower cubicle with thermostatic controlled shower unit, glazed sliding door, low level WC, heated towel rail, wash hand basin with monobloc mixer tap, storage cupboards beneath and mirror over with light.

OUTSIDE

The property enjoys a Southerly facing sun deck which wraps around two sides of the unit. There is a paved pathway providing return access to the front where there are two allocated parking spaces. The grounds are maintained and mostly laid to lawn with a selection of shrub and flower beds, the unit enjoys outside lighting and water tap.

PITCH FEE

The Park closes Jan 5th and reopens Feb 10. A 56 day rule applies, i.e. You can only be on site for a max of 56 days, thereafter you must vacate for a minimum of 7 days. You are permitted to rent the holiday home. All holiday homes must fully insured, either via Shorefield or independently (you must provide evidence of this to Shorefield).

Pitch/Site Fees per year is £7,380.30 including site maintenance, grass cutting, lighting etc. Refuse collection from designated locations, membership to Leisure Club facilities (10 persons can also be listed as guests to Holiday Home owner).

An owners discount is available to use in Shops, Bars and restaurants located on site within Leisure Club/ Reception.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

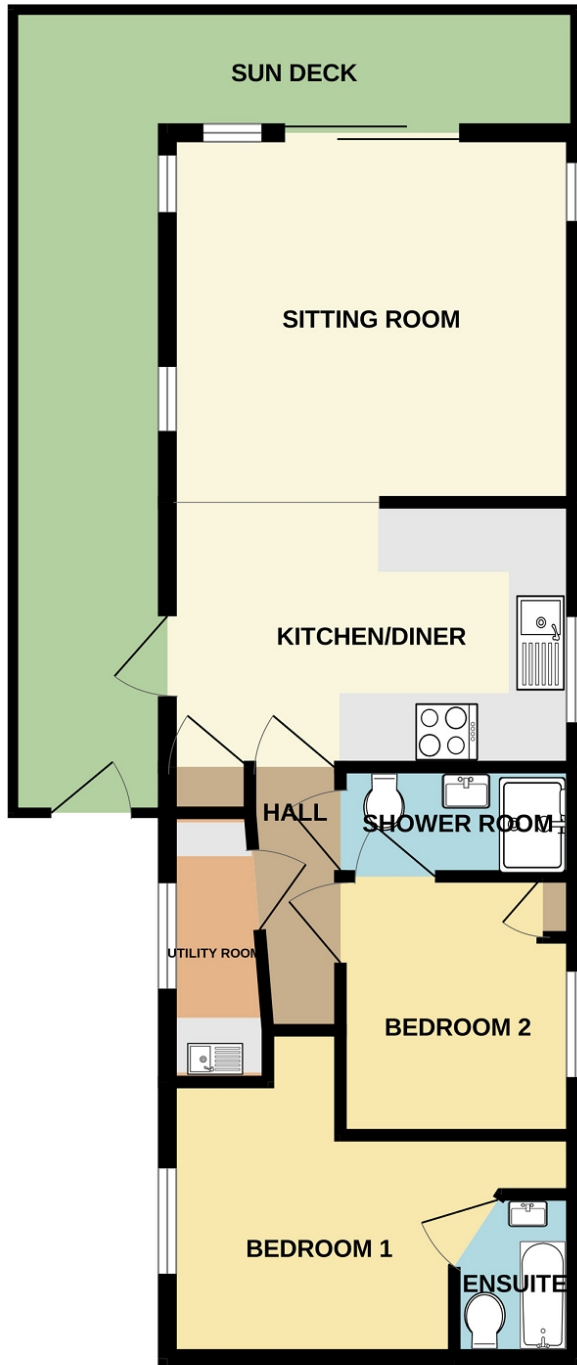
From our Office in Old Milton Road proceed down to Old Milton Green and turn left into Lymington Road and proceed until reaching Downton then on reaching Shorefield Road turn right and Seabreeze will be found shortly on the left.

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.



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 487 sq.ft. (45.3 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.