



53 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41
OJB
£185,000



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





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A well presented 40 x 20 Omar Park Home built in 1998 situated on the highly popular Woodlands Residential Park Home Site in the village of Hordle. Features of the property include Entrance Hall, Sitting Room, Dining Room, modern Kitchen, Bathroom, walk-in wardrobe, en-suite Shower Room, attractive gardens, external insulation and allocated parking.



ENTRANCE HALL

Accessed via UPVC double glazed front door, panelled radiator, Hive thermostat control for central heating, cloaks cupboard with shelf.

SITTING ROOM (19' 5" X 11' 2") OR (5.91M X 3.40M)

Aspect to the front and side elevations through UPVC double glazed windows. Ceiling light, panelled radiator, TV aerial point, power points. Open way through to:

DINING ROOM (8' 2" X 7' 6") OR (2.50M X 2.28M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator, power points and door leads to:

KITCHEN (15' 0" X 8' 0") OR (4.58M X 2.43M)

Aspect to the side elevation through UPVC double glazed window. Obscure UPVC double glazed door providing access to gardens. One and a half bowl single drainer Franke composite sink unit with monobloc mixer tap set into newly fitted work top extending along two walls with base drawers and cupboards beneath. Fitted stainless steel electric oven, four ring gas hob and extractor fan over. Recess for full height fridge/freezer, additional newly fitted work surface with recess for washing machine and creating a breakfast bar with seating for two. Additional storage cupboards housing Worcester/Bosch gas fired boiler. Fitted stainless steel double oven with storage above and beneath. Part tiled wall surrounds, eye level storage cupboards, broom cupboard incorporating modern consumer unit and shelving.

BEDROOM 1 (10' 8" X 9' 3") OR (3.25M X 2.83M)

Aspect to the side elevation through UPVC double glazed windows. Ceiling light, panelled radiator, power points, open way through to:

DRESSING ROOM

Two double wardrobe units, hanging rails and shelving.

EN SUITE SHOWER ROOM (5' 7" X 4' 11") OR (1.69M X 1.50M)

Obscure UPVC double glazed window to rear. Ceiling light, heated towel rail, low level WC, corner pedestal wash hand basin with monobloc mixer tap and mirror over, shower cubicle with thermostatically controlled shower unit and glazed shower screen.

BEDROOM 2 (10' 8" X 9' 5") OR (3.26M X 2.87M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, fitted wardrobes comprising one double and one single unit with hanging rails and shelving.

BATHROOM

Obscure UPVC double glazed window to side, ceiling light, panelled bath unit with monobloc mixer tap and shower attachment. Low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath and mirror over.

OUTSIDE

The gardens are one of the main features of the property and there is a pathway providing access along the side elevation to the front door. The remainder of the area is designed for easy maintenance being mainly gravel with shrubs. The front elevation has a shrub and flower bed and pathway leading to the side elevation via a picket gate and fence. This area is laid to lawn with a selection of shrub, flower beds and fruit trees. There is an additional paved patio area where there is a greenhouse, the garden continues to the rear where there is a metal garden store and pathway with shrub and flower beds and is enclosed behind close board fencing. Outside water tap and light.

PITCH FEE

The vendor informs us that the current pitch fee is £240.27 per month.

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 at Stopples Lane and then 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.

BUYERS NOTE

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.

COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 716 sq.ft. (66.5 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.