



78 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0AE

£169,950



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





78 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0AE

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A well presented three bedroom detached Park Home situated in a sought after residential site and offering numerous features including external insulation fitted approximately a year ago, Sitting Room, Dining Room, Kitchen, En-Suite Shower Room, Main Shower Room, off road parking, Garage and Gardens.



ENTRANCE HALL

Accessed via UPVC double glazed front door, hatch to loft area, smoke detector, panelled radiator, telephone point, programmer and time clock for central heating. Linen cupboard with slatted shelving and panelled radiator.

SITTING ROOM (19' 7" X 11' 5") OR (5.97M X 3.47M)

Aspect to the front and side elevations through UPVC double glazed windows. Two ceiling light points, two double panelled radiators, power points, TV aerial point, fireplace with electric fire with surround, hearth and mantel. Open way through to:

DINING ROOM (10' 3" X 9' 9") OR (3.12M X 2.98M)

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

KITCHEN (10' 3" X 9' 3") OR (3.12M X 2.81M)

Aspect to the side elevation through UPVC double glazed window. Obscure UPVC double glazed door to side providing access to side elevation. Ceiling light, one and a half bowl single drainer composite sink unit with monobloc mixer tap with worktop extending along two walls with cupboards beneath. Recess for washing machine, fitted Neff electric hob with extractor fan over, breakfast bar with seating for 2 - 3 with storage cupboards beneath. Recess for full height fridge/freezer, fitted electric oven, eye level cupboards, panelled radiator, cupboard housing Worcester/Bosch boiler.

BEDROOM 1 (9' 6" X 8' 0") OR (2.89M X 2.45M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, dressing table with chest of drawers and large mirror over.

WALK IN WARDROBE (5' 1" X 5' 0") OR (1.54M X 1.53M)

Ceiling light, hanging rails, shelving and consumer unit.

EN SUITE SHOWER ROOM (5' 1" X 5' 0") OR (1.54M X 1.53M)

Obscure UPVC double glazed window to rear. Ceiling light, fully tiled wall surrounds complimenting the white suite comprising low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath, mirror over. Corner shower cubicle with thermostatically controlled shower unit, extractor fan, heated towel rail.

BEDROOM 2 (9' 8" X 9' 6") OR (2.95M X 2.90M)

Aspect to the side elevation through UPVC double glazed window, ceiling light, double panelled radiator, power points, fitted bedroom furniture incorporating one double and one single wardrobe unit with hanging rails and shelving, central chest of drawers with recess housing power points and mirror.

BEDROOM 3/STUDY (9' 7" X 5' 9") OR (2.93M X 1.74M)

Aspect onto the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, broom cupboard with storage over. Work station with shelving above and cupboards.

SHOWER ROOM (6' 7" X 5' 6") OR (2.01M X 1.68M)

UPVC double glazed window to side. Ceiling light. Large walk-in shower cubicle with glazed shower screen. Thermostatically controlled shower unit, low level WC, wash hand basin with storage cupboards beneath, wall mounted medicine cabinet, shaver point and heated towel rail. Tiled flooring.

OUTSIDE

The front elevation is designed for easy maintenance being mainly paved and shingled with a brick paved driveway providing off road parking to the side elevation and access to:

GARAGE

Up and over door, power and light. On the opposite elevation is a paved pathway which extends and leads to the side elevation where there is an additional paved area enjoying seclusion and enclosed behind close board fencing. Outside water tap open way through to:

REAR GARDEN

Once again there is a paved patio area adjoining the rear of the property with shrub and flower beds and is enclosed behind close board fencing and there is a large metal garden store, outside lighting.

PITCH FEE

The vendor informs us that the monthly pitch fee is £271.65.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and proceed until reaching the village of Hordle. On reaching Hordle turn right at 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 £48 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
787 sq.ft. (73.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.