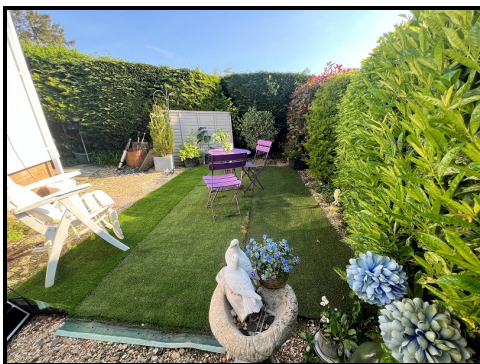




65 Westwood Park, Bashley, Hampshire. BH25 5TB

Guide Price £164,950



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

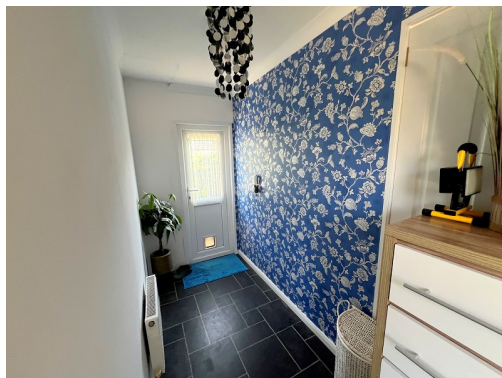




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Guide Price £164,950

A very well presented one bedroom park home built in approximately 2010 and offering numerous features including off road parking, new external insulation, study, private South facing garden, kitchen/breakfast room, bathroom, fitted wardrobes, gas fired central heating. UPVC double glazing and off road parking.



ENTRANCE HALL

UPVC double glazed front door to front elevation, ceiling light, panelled radiator, open way through to :

KITCHEN/BREAKFAST ROOM (12' 6" X 7' 3") OR (3.80M X 2.20M)

Aspect to both the front and rear elevations through UPVC double glazed window. Coved ceiling, ceiling light point, single bowl, single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine, fitted electric oven, four ring gas hob, extractor fan over. Recess for full height fridge/freezer, part tiled wall surrounds, eye level storage cupboards, space for breakfast table, panelled radiator, large airing cupboard with slatted shelving and gas fired boiler.

SITTING ROOM (12' 6" X 11' 6" MAX) OR (3.80M X 3.50M MAX)

Aspect to both front and side elevations through UPVC double glazed windows. Part obscure UPVC double glazed door providing access onto front elevation. Coved ceiling, ceiling light point, double panelled radiator, power points, TV aerial point, feature electric fire with marble hearth and surround with ornate mantel.

BEDROOM (12' 6" X 7' 3") OR (3.80M X 2.20M)

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, ceiling light point, panelled radiator, power points, one double and one single fitted wardrobe with hanging rail and shelving, and ceiling light point.

STUDY (9' 2" X 3' 11") OR (2.79M X 1.20M)

UPVC double glazed door providing access on to rear elevation, ceiling light panelled radiator.

BATHROOM (9' 2" X 4' 7") OR (2.80M X 1.40M)

Obscure UPVC double glazed window facing rear elevation. Extractor fan, coved ceiling, ceiling light point, part tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment. Low level WC, pedestal wash hand basin with tiled splash back, mirror over and panelled radiator.

OUTSIDE

The front elevation is designed for easy maintenance benefiting from a driveway providing parking for two to three cars subject to size with the remainder being shingled. A paved stairway provides access to the front door and a shingle area extends along the side elevation providing storage and access to the rear elevation.

GARDENS

Once again this is designed for easy maintenance being mainly paved with shingled areas and there is a metal garden store. Outside lighting, power and new water tap. There is an openway to the side elevation which is the main garden, designed for easy maintenance being Astro turfed and shingled and enjoys a Southerly aspect and privacy enclosed by both fencing and hedging.

PITCH FEE

The site have confirmed that the pitch fee is £238.66 per month.

VIEWING ARRANGEMENTS

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 turn left at the traffic lights into Station Road and proceed over the railway bridge until reaching Bashley Crossroads and turn left. Proceed until reaching Sammy Miller Museum on the left and Westwood Park is almost directly opposite.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

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.

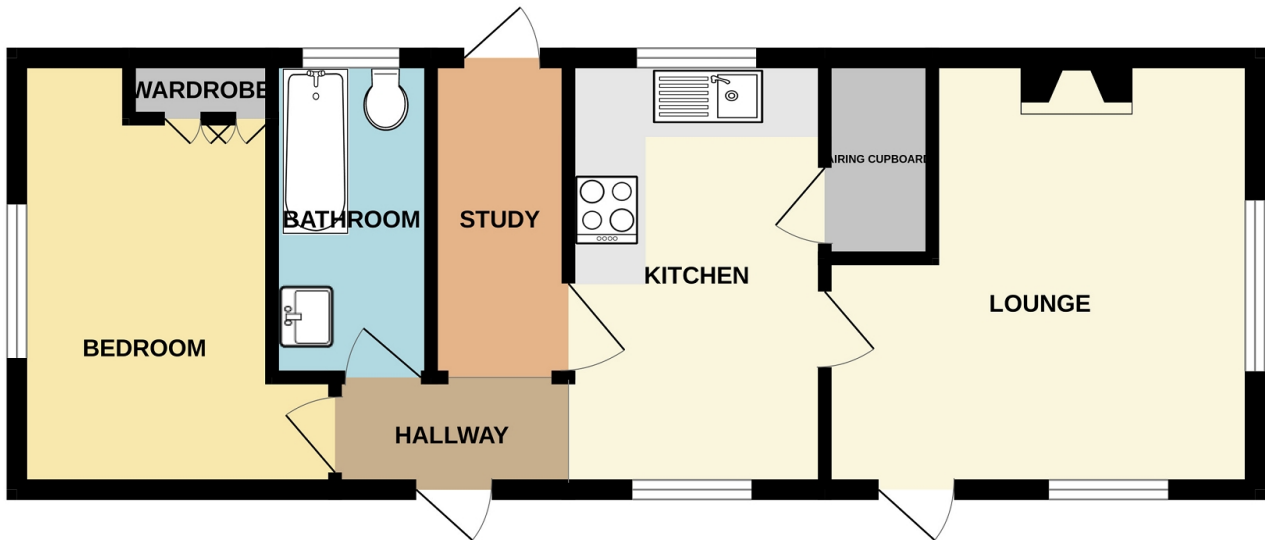
TENURE

The resale tenure for this property is Leasehold

COUNCIL TAX

The council tax for this property is band A

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 435 sq.ft. (40.4 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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