



**19 Knightcrest Park, Everton, Lympington, Hampshire, SO41 0BA.**

**Guide Price £212,950**



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





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**Guide Price £212,950**

A spacious two/three bedroom double unit situated in a highly sought after site offering features including double glazing, mains gas fired central heating, kitchen/breakfast room, two double bedrooms with fitted wardrobes, en-suite shower room, main bathroom, large lounge/dining room. Windows and doors, Boiler, radiators and cladding all fitted 2019.



## LOUNGE/DINING ROOM

5.9m x 5.8m

Dual aspect room with UPVC double glazed windows to both rear and side elevations. Covered ceiling, wall light points, three panelled radiators, feature electric fire set into an ornate fireplace. Power points, TV aerial point. Double glazed double opening French doors providing access to rear garden.

## KITCHEN/BREAKFAST ROOM

5.1m x 3.0m

Aspect to the side elevation through UPVC double glazed window. One and a half bowl single drainer stainless steel sink unit set into a working surface extending along three walls with base drawers and cupboards beneath and recess for dishwasher. The worktop continues creating breakfast bar with seating for three. Additional work surface with stainless steel sink and storage cupboards beneath. Recess for full height fridge/freezer and washing machine. Worcester/Bosch gas fired boiler, eye level storage cupboards, electric double oven, electric hob with extractor fan over.



## BEDROOM ONE

4.2m x 2.9m

Aspect to the front elevation through UPVC double glazed window. Range of fitted wardrobes comprising four double units and one single with hanging rails and shelving. Bed recess with bedside cabinets and storage cupboards over. Panelled radiator, power points, coved ceiling, ceiling light.

## EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window facing side elevation. Coved ceiling, ceiling extractor fan. Corner shower with thermostatically controlled shower unit. Rain effect shower head and hand held shower attachment. Low level WC, heated towel rail.



## BEDROOM TWO

3.0m x 2.6m

Aspect onto the front elevation through UPVC double glazed window. Coved ceiling, ceiling light point, panelled radiator, bed recess, bedside cabinet, one double and one single wardrobe unit with hanging rail and shelving.

## BEDROOM THREE

2.9m x 1.7m

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, ceiling light point. Power points.

## MAIN BATHROOM

Obscure UPVC double glazed window facing side elevation. Coved ceiling, extractor fan, ceiling light point, panelled bath unit, pedestal wash hand basin, low level WC, panelled radiator.

## OUTSIDE

Feature brick paved driveway providing off road parking for two cars and has shrub and flower beds. Personal gate provides access to the side elevation where there is an additional paved patio area which in turn leads to:

## REAR GARDEN

Mainly paved with shaped shingled area and enclosed behind panelled fencing. Within the garden there is a pitched roof garden store. The paved area continues along the side elevation providing additional storage and has outside light and water tap.

## 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.

## PITCH FEE

According to the site manager the pitch fee is £254.00 per month. Council Tax: Band A - £1,293.89 approx

## DIRECTIONAL NOTE

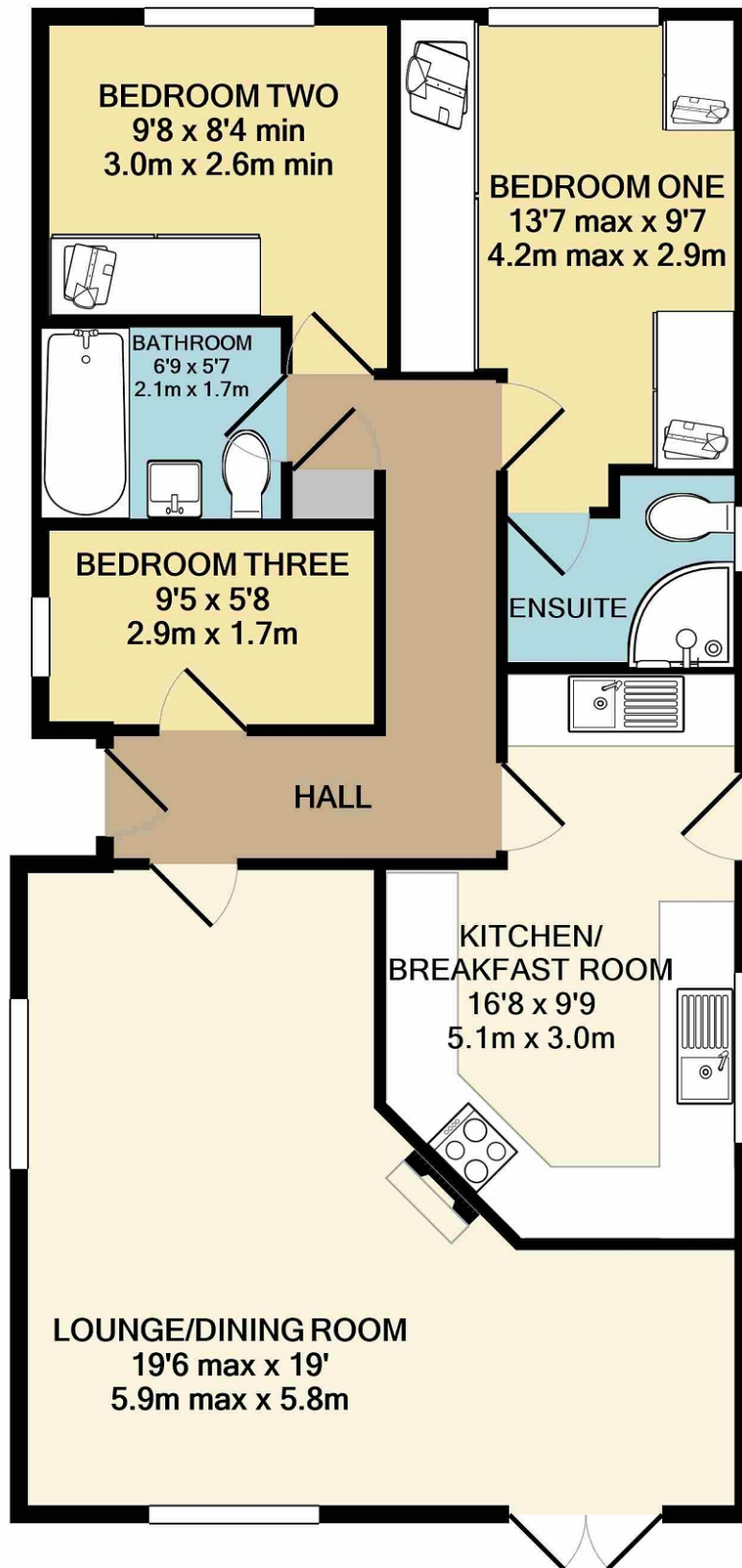
From our Office in Old Milton Road proceed down to junction with A337 and turn left into Lymington Road. Proceed on this road until reaching Everton and Knightcrest Park will be found on the left-hand side close to Everton Garden Nursery.

## WEB SITE

Visit our new improved website at [www.rossnicholas.co.uk](http://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.



TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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