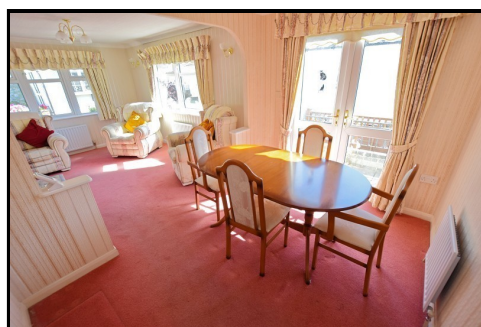




61 Knightcrest Park, Lyminster, Everton, Hampshire, SO41 0BA.

Guide Price £185,000



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





61 Knightcrest Park, Everton, Hampshire. SO41 0BA

Guide Price £185,000

A spacious Two Double Bedroom Park Home located on a highly sought after site for over 55s only. Features of the property include Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Inner Hall/Study, En-suite Bathroom, Shower Room, Off Road Parking and Gardens. Vacant Possession and Sole Agents.



ENTRANCE HALL

Accessed via UPVC front door, aspect to the side elevation through UPVC double glazed windows. Ceiling light point, coved ceiling, single panelled radiator. Coats cupboard with hanging rails and shelving.

SITTING ROOM

4.72m x 3.91m max

Aspect to both front and side elevations through UPVC double glazed windows. Coved ceiling, two ceiling lights, wall light points, power points, panelled radiator, feature electric fireplace, set into a stone surround and hearth with ornate mantel. TV aerial point, power points. Openway through to:

DINING ROOM

3.02m x 2.30m

Aspect to the side elevation with access through UPVC double glazed French Doors. Coved ceiling, ceiling light point, single panelled radiator, power points.

KITCHEN

3.04m x 2.91m

Aspect to the side elevation through UPVC double glazed window. Recessed lighting, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Fitted Bosch slimline dishwasher, integrated fridge and freezer, electric double oven, four ring gas hob with canopy extractor fan over. Eye level storage cupboards, tiled wall surrounds, panelled radiator, openway through to:

UTILITY ROOM

2.00m x 1.60m

UPVC double glazed door providing access onto side elevation. Coved ceiling, ceiling light point, work surface extending along one wall with Bosch washing machine and separate tumble dryer. Single storage cupboard, wall mounted Bosch gas fired boiler, additional wall mounted storage cupboard, part tiled wall surrounds, broom cupboard.

INNER HALL/STUDY

2.77m x 1.71m

Coved ceiling, ceiling light, hatch to loft area, panelled radiator, telephone point.

BEDROOM ONE

3.93m x 2.92m

Aspect to the side elevation through UPVC double glazed windows. Coved ceiling, ceiling light, recessed light, TV aerial point, power points. Bed recess with bedside units and display shelving to side. Wall hung storage cupboards, dressing table with numerous drawers, fitted wardrobes comprising two double and one single unit with hanging rails and shelving. Double panelled radiator.

EN-SUITE BATHROOM

Coved ceiling, ceiling light point, extractor fan, corner bath unit, low level WC, wash hand basin, tiled splash back, wall mounted mirror fronted medicine cabinet.

BEDROOM TWO

2.57m x 2.93m

Aspect to the rear elevation through UPVC double glazed window. Single panelled radiator, power points, bed recess, bedside units with display shelving over. Wall hung storage cupboards over bed recess. Dressing table with drawers, double wardrobe unit, ceiling light, coving and recessed light.

SHOWER ROOM

Obscure UPVC double glazed window to side elevation. Coved ceiling, ceiling light point, extractor fan, corner shower cubicle with sliding glazed screens, low level WC, pedestal wash hand basin with tiled splash back, wall mounted mirror fronted medicine cabinet. Linen cupboard with slatted shelving.

OUTSIDE

To the front elevation there is a lawned area with paved pathway and steps providing access to the front door. A brick paved driveway extends along the side elevation providing comfortable parking for two vehicles. The rear garden is mostly laid to lawn and enclosed behind close board fencing. Within this area there is a garden store and openway through to the side elevation where there are steps providing access into the park home.

PITCH FEE

According to the site manager the pitch fee is £224.53 per month. Residents must be age 55 or over.

DIRECTIONAL NOTE

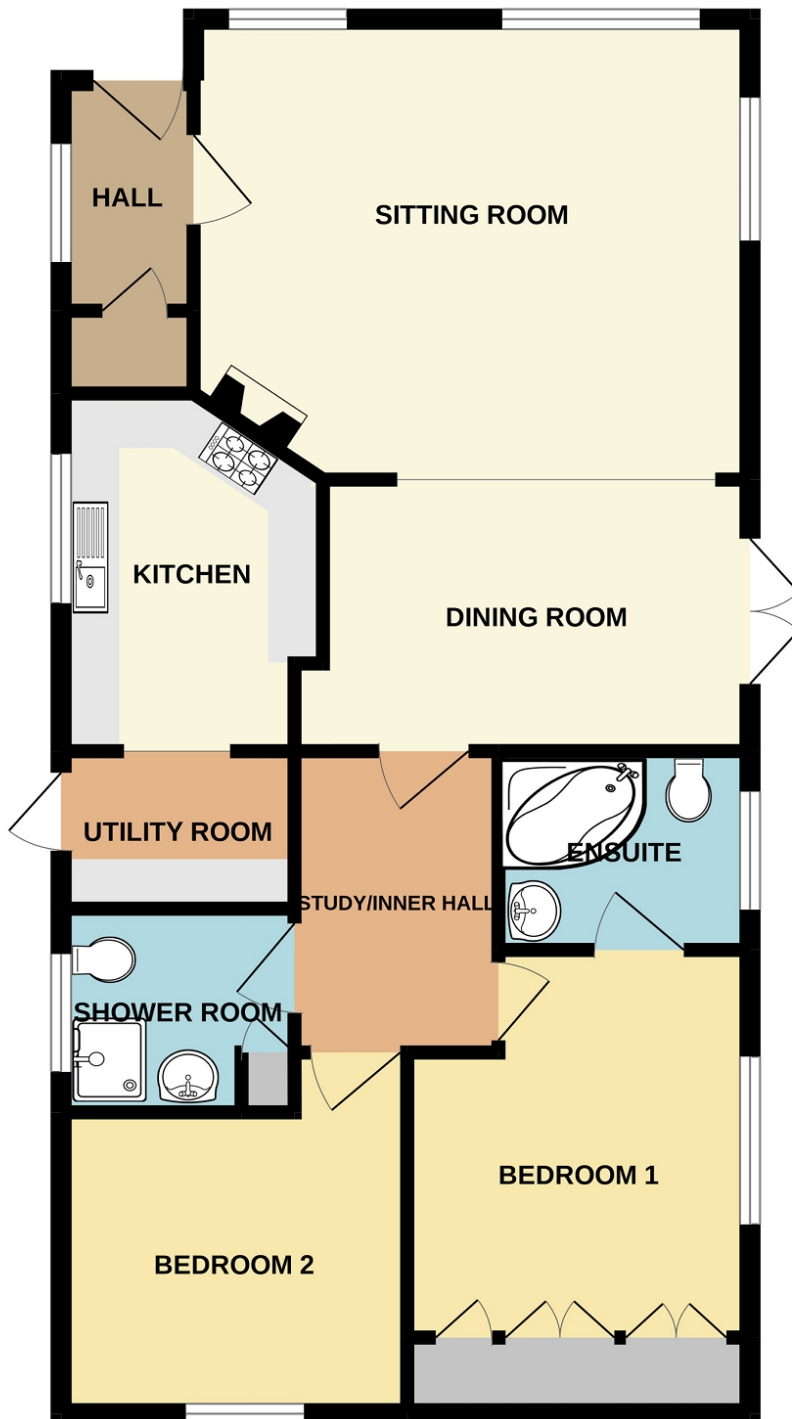
From our Office in Old Milton Road proceed down the road until reaching the A337 Lymington Road turn left and follow the signs for Everton. Continue until reaching Everton and Knightcrest Park will be found shortly on the left.

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.



GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 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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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.