



2 Orchid Hoburne Lane, Christchurch, Dorset. BH23 4HP

£75,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A beautifully presented 40 x 13 two double bedroom holiday home situated on the revered Hoburne Park with its fantastic amenities including Leisure facilities, Bar, Shop and more along with being around a mile from the beach at Friars Cliff. 15 years remaining on the License makes this a fantastic holiday home investment.



OPEN PLAN KITCHEN/ LIVING/DINING ROOM

A stunning reception accessed via a UPVC double glazed door, Kitchen fitted with all mod cons including five burner Range style hob, filter extractor canopy over, Eye level double oven and micro/combi above, American style Fridge/Freezer, Dishwasher. Breakfast bar with seating for two people, attached Dining Table and chairs with space for four people, Lounge area with focal point fireplace and remotely controlled hidden television built-in. Windows to three sides and a door leads out onto the Sundeck to the front. Recessed ceiling spotlights and feature low hung light over the dining table. Door to:

INNER HALL

Access to the bedrooms and shower room, recessed ceiling spotlights.

BEDROOM 1

Pleasant outlook over the rear communal grounds, built-in wardrobe with hanging space, dressing table with stool recess and cupboards over, recessed ceiling spotlights and wall mounted reading lights either side of the bed. Door to:



EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising enclosed shower cubicle with concertina screen and chrome fittings, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC. Opaque double glazed window to the side, recessed ceiling spotlights.



BEDROOM 2

Fitted with twin beds, built-in wardrobe with hanging space and drawers, recessed ceiling spotlights, fitted wall reading light between the beds, window to side aspect.

SHOWER ROOM

Fitted with a three piece suite comprising enclosed shower cubicle with concertina screen and chrome fittings, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC. Opaque double glazed window to the side, recessed ceiling spotlights. Cupboard housing the Gas fired Vaillant boiler.



OUTSIDE

The property benefits from a stunning Sun Terrace situated to the front of the property and accessed from the side and also the Living Room.

ALLOCATED PARKING

The property benefits from two allocated parking spaces immediately adjoining the plot.

LEASEHOLD & MAINTENANCE FEES

The property has the benefit of the remainder of a License granted until 30/11/2039. Pitch fees are payable annually and are currently around £8000 per annum.

COMMUNAL FACILITIES

The property, which can be used as a holiday home for up to eleven months of the year, benefits from the fantastic on-site facilities including: swimming pools, sauna, tennis courts and site clubhouse. Extensive shopping facilities are also nearby and Sainsbury's supermarket is within a short walk.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction towards Christchurch. At the Hoburne roundabout take the third exit onto Hoburne Lane and then first right into the slip road towards Hoburne Park. Take the first right into Orchid and the gates will open upon approach.

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.



EPC RATING

The EPC rating for this property is Exempt

FLOOR PLANS



Outlook - 40 x 13 - 2 Bedroom

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