



59 Woodlands Park, Stopples Lane, Hordle, Lymington, SO41 0JB.

Guide Price £225,000



Ross Nicholas & Company Limited
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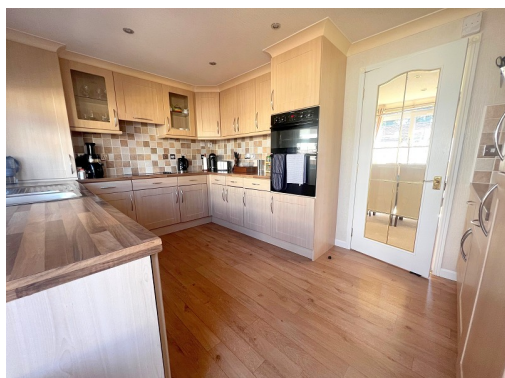




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A very well presented Chatsworth Platinum Park Home approximately eleven years old and situated in a highly sought after development within a short walk of local facilities.



ENTRANCE HALL

Coved ceiling, recessed lighting, single panel radiator, openway through to:

DINING ROOM (9' 10" X 9' 2") OR (3.0M X 2.80M)

Sliding UPVC double glazed patio doors onto raised patio. Recessed lighting, single panel radiator, power points, Openway through to:

SITTING ROOM (19' 4" X 11' 10") OR (5.90M X 3.60M)

Aspects to both side and front elevation through three UPVC double glazed windows, two double panel radiators, TV aerial & Sky point, power points, Hive thermostat control, feature remote controlled electric fire set into an ornate hearth surround and mantel with dimmer switch control for recessed halogen lighting. Coved ceiling.

KITCHEN (13' 10" X 9' 6") OR (4.21M X 2.90M)

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, recessed halogen lighting, single bowl single drainer stainless steel sink unit with monobloc mixer tap and additional filter tap. Work surfaces extending along three walls with range of base drawers and cupboards beneath. Integrated tumble dryer, washing machine and double electric oven. Four ring electric hob with extractor fan over. Part tiled wall surrounds, eye level storage cupboards, t.v Ariel point. Additional work surface with range of base drawers and cupboards beneath. Fridge and freezer unit, double panel radiator, UPVC double glazed door providing access onto side elevation, cupboard housing gas fired boiler.

INNER HALLWAY

Hatch to loft area, recessed lighting, coved ceiling, airing cupboard housing single panelled radiator and slatted shelving.

BEDROOM 1 (11' 2" X 9' 2") OR (3.40M X 2.80M)

Aspect onto the side elevation through UPVC double glazed window. Coved ceiling, ceiling light point, range of fitted bedroom furniture comprising two double wardrobe units, bed recess with storage over and bedside units. Dressing table extending along one wall with range of drawers beneath, double panel radiator, TV aerial point, power points.

EN SUITE

Obscure UPVC double glazed window facing side elevation. Coved ceiling, ceiling light point, part tiled wall surrounds complimenting the white suite comprising low level WC, wash hand basin with vanity unit and storage beneath. Corner shower cubicle with shower unit and glazed sliding screens. Wall mounted mirror fronted medicine cabinet with light. Shaver point and display shelving, single panelled radiator, extractor fan.

BEDROOM 2 (9' 6" X 8' 10") OR (2.90M X 2.70M)

Floor to ceiling UPVC double glazed window facing side elevation, coved ceiling, ceiling light point, double panel radiator, fitted bedroom furniture incorporating one double and one single unit, bed recess with storage over, bedside cabinet.

BATHROOM

Fully tiled walls complimenting the white suite, comprising corner bath unit, wash hand basin set into a vanity unit extending along one wall with storage cupboards beneath and fitted WC with concealed cistern, heated towel rail, obscure UPVC double glazed window facing side elevation, extractor fan, mirror, light and shaver point, ceiling light point.

OUTSIDE

To the front elevation this area is designed for easy maintenance being mainly shingled with shaped shrub and flower beds. A brick paved driveway extends along the side elevation providing parking and extends and provides access to:

GARAGE

Up and over door, power and light and personal door providing access onto rear garden.

REAR GARDEN

Selection of shrubs and pathway provides access to the additional patio area which in turn provides access to the additional side elevation where there is a raised paved patio and a central paved pathway providing return access to the front elevation. Feature rose bed with additional shrub beds throughout.

PITCH FEE

The vendor informs us that the pitch fee is £245.04 per month.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and continue on this road until reaching the Village of Hordle. On reaching Stopples Lane on the right turn into this road and Woodlands Park will be found 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.

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.



GROUND FLOOR
842 sq ft. (78.2 sq m.) approx.



TOTAL FLOOR AREA - 842 sq ft. (78.2 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.