



**1 Mudeford Mews, Christchurch Road, New Milton, Hampshire, BH25 7RE.**

**Guide Price £93,500**



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





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**Guide Price £93,500**

A two bedroom Westwood 43 x 13 holiday home located in a highly sought after development and offering numerous features including licence until 2040. Two bathrooms, South facing Sun deck. Letting/income potential. Short cut to beach, allocated parking.



## ENTRANCE HALL

Accessed via obscure glazed UPVC double glazed door. Vaulted ceiling, recessed lighting, smoke detector, panelled radiator, cupboard housing gas fired boiler.

## KITCHEN/BREAKFAST ROOM (9' 2" X 12' 7") OR (2.80M X 3.83M)

Aspect to both side elevations through UPVC double glazed windows providing distant sea views. Vaulted ceiling, recessed lighting, one and a half bowl single drainer ceramic sink unit with monobloc mixer tap set into a work surface extending along one wall with integrated washing machine, dishwasher and storage cupboards. Additional work surface extending along two walls with base drawers and cupboards beneath. Integrated fridge and freezer unit. Coolmaster gas range with splash back and extractor fan over, eye level storage cupboards, integrated stainless steel microwave, open way through to:

## SITTING ROOM (12' 0" X 12' 7") OR (3.67M X 3.83M)

Aspect to both side and front elevations through UPVC double glazed windows. Sliding patio doors providing access onto large South facing Sun deck. Vaulted ceiling, ceiling light, smoke detector, two double panelled radiators, feature electric fireplace set into a modern surround, hearth and mantel. TV aerial point, power points.

## INNER HALLWAY

Recessed lighting, aspect to side elevation through UPVC double glazed window. Panelled radiator.

## BEDROOM 1 (9' 8" X 9' 11") OR (2.94M X 3.02M)

Vaulted ceiling, recessed lighting, bed recess, bedside cabinets and bed headboard. Wardrobe with hanging rails and shelving and additional wardrobe to side, chest of drawers, dressing table with large mirror, drawers and additional single cupboard with shelving.

## EN-SUITE SHOWER ROOM

Vaulted ceiling, recessed lighting with obscure UPVC double glazed window onto side elevation. Double shower cubicle with thermostatically controlled shower unit, low level WC, wash hand basin with storage cupboard beneath and large mirror over. Heated towel rail.

## BEDROOM 2 (7' 5" X 9' 0") OR (2.27M X 2.74M)

Aspect to the rear elevation through UPVC double glazed window. Vaulted ceiling, recessed lighting, panelled radiator, twin room incorporating central dressing table, wall light, single wardrobe with storage cupboard beneath. Chest of drawers, storage, dressing table with large mirror.

## SHOWER ROOM

A second separate shower room with recessed lighting. Double shower cubicle with thermostatically controlled shower unit, low level WC, wash hand basin with large mirror over, storage beneath. Heated towel rail.

## OUTSIDE

There is a large south facing sun deck with outside lighting and glass balustrade extending along the side elevation providing access to the front door. Allocated parking and maintained communal areas of lawn surrounding.

## PITCH FEE

The vendor informs us that the pitch fee is approximately £7,000 per annum and includes all the facilities that the site has to offer. This includes Bars, Restaurants, gym, swimming pool and direct access to the local beach.

## 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.

## DIRECTIONAL NOTE

From our office in Old Milton Road proceed down to Old Milton Green and turn right into Lymington Road and proceed until reaching Naish Park 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  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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.