



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

Guide Price £210,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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Guide Price £210,000

A spacious 2 bedroom park home located on a highly desirable site within a short walk of the local shopping parade. Features of the property include sitting room, separate dining room, integrated kitchen, water softener, en-suite shower room, main bathroom, gardens and garage. Sole Agents and vacant possession



ENTRANCE

Pillared covered entrance with UPVC double glazed door with matching side screen leading to.

ENTRANCE HALL

Coved ceiling, recessed lighting and panelled radiator

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

Aspect to both front and side elevations through UPVC double glazed windows, two double panelled radiators, two ceiling lights, power points, TV aerial point and electric fire with surround, hearth and mantel.

DINING ROOM (9' 8" X 8' 11") OR (2.95M X 2.73M)

Aspect to the side elevation through UPVC double glazed window, coved ceilings, ceiling light, panelled radiator and power points.

KITCHEN (13' 10" X 9' 7") OR (4.22M X 2.91M)

Aspect to the side elevation through UPVC double glazed window with matching door to side. Recessed lighting, one and a half bowl single drainer stainless steel sink unit set into a working surface extending along two walls with a range of base drawers and cupboards beneath. Integrated dishwasher, washing machine, electric double oven, four ring gas hob with canopy extractor fan over. Additional working surface with cupboards beneath and integrated fridge/freezer. Eye level storage cupboards one of which housing modern Worcester Bosch gas fired boiler and panelled radiator.

INNER HALL

Hatch to loft area, recessed lighting and cupboard with shelving.

BEDROOM 1 (13' 0" X 9' 5") OR (3.95M X 2.88M)

Aspect to the rear elevation through UPVC double glazed window, range of bedroom furniture incorporating bed recess, bedside cabinets with wall hung cupboards over, two double wardrobes and dressing table with drawers. Panelled radiator and power points.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side, ceiling light, shower cubicle with tiled surrounds and sliding glazed doors. Wash hand basin with storage beneath, wall mounted mirror fronted medicine cabinet with light, low level w.c and heated towel rail.

BEDROOM 2 (9' 5" X 10' 0") OR (2.88M X 3.06M)

Aspect to the side elevation through UPVC double glazed window, range of bedroom furniture incorporating one double and one single wardrobe unit. Bed recess with bedside cabinets and wall hung cupboards over. Dressing table with drawers beneath and panelled radiator.

BATHROOM

Obscure UPVC double glazed window to side, corner bath with shower attachment, tiled wall surrounds, low level w.c, wash hand basin with storage beneath and to side. Wall mounted mirror light and shaver point.

OUTSIDE

The front area is designed for easy maintenance being mainly shingled. A brick paved driveway extends along the side elevation leading to.

GARAGE

Electric up and over door, power and light.

REAR GARDEN

Designed for easy maintenance being mainly paved and enclosed behind close board panelled fencing. This area extends along the side elevation to the front door and front boundary.

PITCH FEE

The solicitor has confirmed that the pitch fee is £245.04 per month.

DIRECTIONAL NOTE

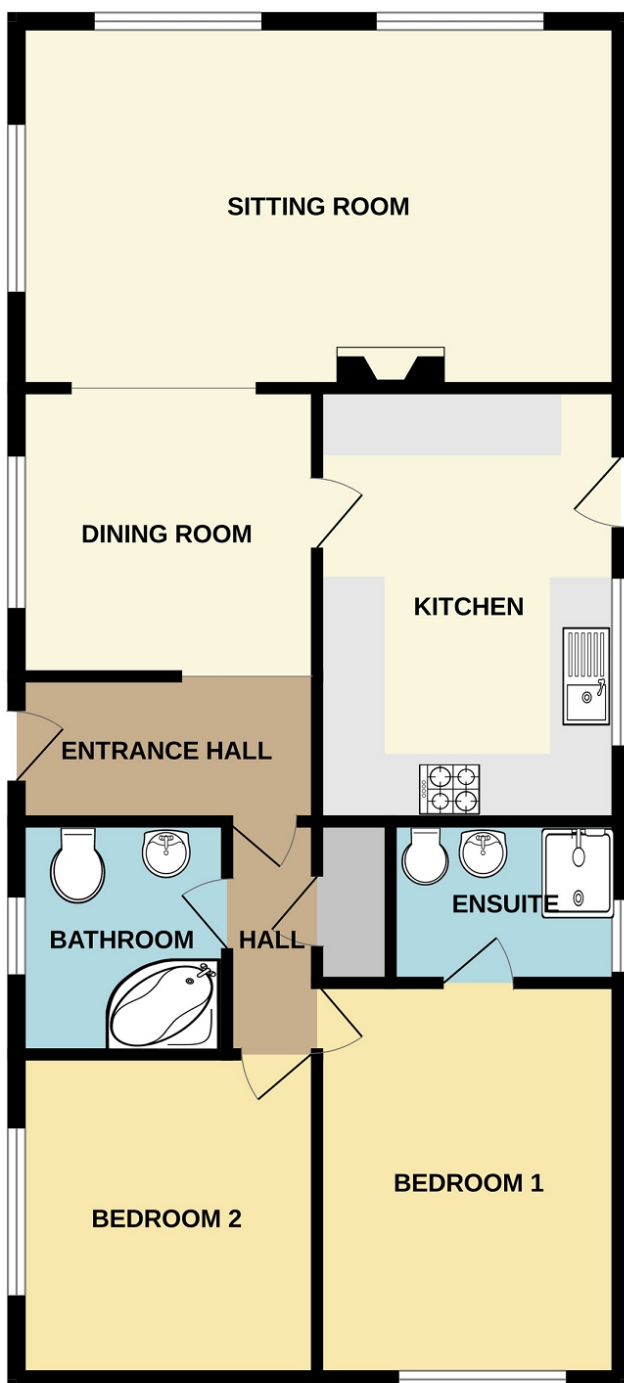
From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and continue on this road until reaching the Village of Hordle. On reaching Stopples Lane on the right turn into this road and Woodlands Park will be found on the left.

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.



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



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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