



66 Knightcrest Park, Everton, Hampshire, SO41 0BA.

Guide Price **£209,950**



**Ross Nicholas & Company Limited**  
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BH25 6DQ.  
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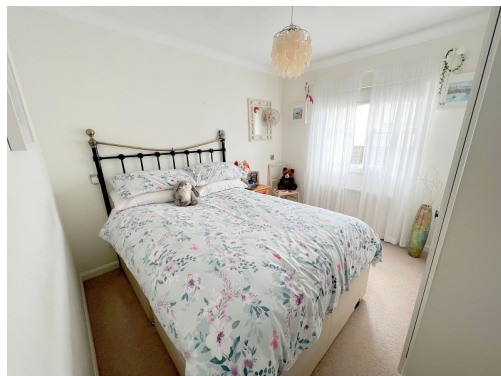




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A very well presented two double bedroom Park Home located in a highly sought after development within a short distance of both Milford and Lymington. Features of the property include: Entrance hall, sitting room, separate dining area, kitchen, utility area, ensuite shower room main bathroom, off road parking for cars and private garden.





## ENTRANCE HALL

UPVC double glazed front door proving access to entrance hall, panelled radiator, ceiling light point, coats cupboard with shelving and consumer unit.

## LIVING ROOM (16' 0" X 15' 4") OR (4.88M X 4.67M)

Aspects to both front and side elevations through UPVC double glazed window, two ceiling lights points, panelled radiator, electric fire set into stone surround, hearth and wooden mantle, TV aerial points, power points, open way through to:

## DINING AREA (10' 0" X 9' 9") OR (3.05M X 2.97M)

Aspect and access on the side elevation through UPVC double opening french doors, ceiling light, panelled radiator, power points.

## INNER HALL

Hatch to loft area, ceiling light point, panelled radiator, cupboard housing Vailant gas fired boiler, airing cupboard with slatted shelving.

## KITCHEN

Aspect to the side elevation through UPVC double glazed window, ceiling light point, single bowl, single drainer stainless steel sink unit with mono block mixer tap set into a working surface extended along three walls with base drawers and cupboards beneath, recess for full height fridge freezer, dishwasher, fitted electric double oven and four ring electric hob with extractor fan over, part tiled wall surrounds, power points, eye level storage cupboards. Open way to:

## UTILITY AREA

Obscure UPVC double glazed door to side elevation, ceiling light, work top with storage cupboards beneath and recess for washing machine, eye level storage cupboards, double panelled radiator, power point, tiled wall surrounds.

## BEDROOM 1 (18' 0" X 9' 7") OR (5.49M X 2.92M)

Aspect to side elevation through UPVC double glazed window, ceiling light point, power points, double panel radiator, walk in wardrobe with hanging rail, shelf and ceiling light.

## EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window to side, ceiling light point, extractor fan, corner shower cubicle with sliding glazed shower screen, low level WC, pedestal wash hand basin with tiled splash back, panelled radiator.

## BEDROOM 2 (9' 9" X 9' 8") OR (2.97M X 2.95M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, single panel radiator, fitted wardrobes comprising two double units with hanging rails, shelving, power points.

## BATHROOM

Obscure UPVC double glazed window to side, ceiling light, extractor fan, panel bath unit, wall mounted thermostat, shower unit, glazed shower screen, pedestal wash hand basin, low level WC.

## OUTSIDE

The front elevation is quite unique with large off road parking for cars, an open way provides access along the side elevation which is mainly laid to lawn and is surrounded by panelled fencing. There is garden to the rear boundary which is also laid to lawn and has an area of shingle for seating, this also is enclosed behind panelled fencing. Within the grounds there is a garden store.

## PITCH FEE

The vendor informs us the pitch fee is £225 per month.

## 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.

## VIEWING ARRANGEMENTS

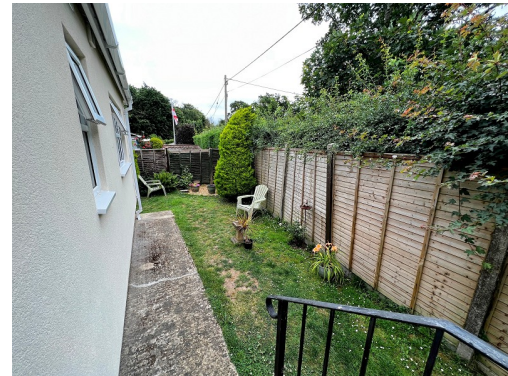
Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## PLEASE NOTE

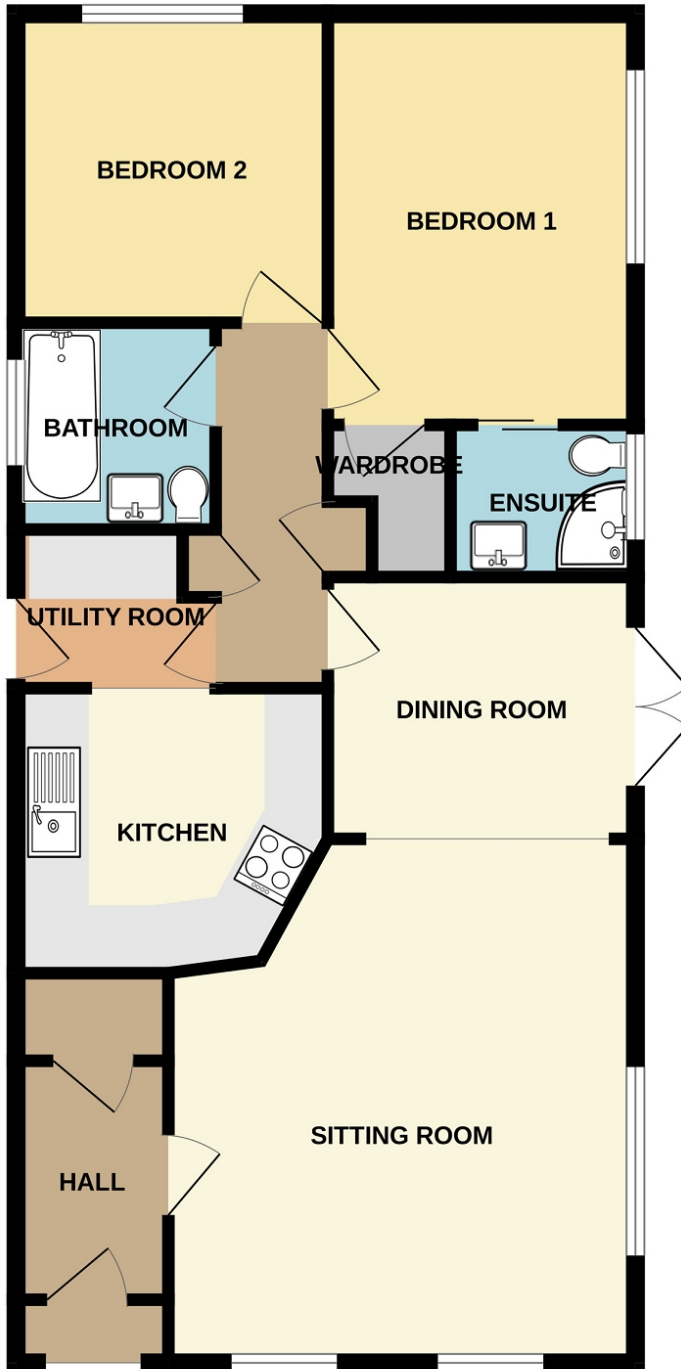
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 813 sq.ft. (75.6 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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