



12 Fleur-de-lys Park, Pilley Hill, Pilley, Lymington, Hampshire. SO41 5QJ

Guide Price £135,000



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





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VACANT POSSESSION. A two bedroom Park Home situated in the idyllic village of Pilley, the property is situated in a private corner of the site and has a hot tub included in the sale. This property is designed for people over 45 years of age.



ENTRANCE

Recessed entrance with outside uplighters to both sides with UPVC double glazed door providing access to:

ENTRANCE HALL (11' 3" X 5' 6") OR (3.43M X 1.68M)

L Shaped, ceiling light, smoke detector, modern style radiator with independent thermostat, attractive laminate flooring in light grey plank effect colour scheme, doors provide access to bedrooms and bathroom, wall mounted digital central heating thermostat/programmer and door provides access to:

SITTING ROOM (17' 0" X 11' 2") OR (5.17M X 3.40M)

Dual aspect room benefiting from a South/Westerly aspect with two modern double panelled radiators with independent thermostats, power points, attractive Dimplex electric wood burning style stove, TV aerial connection points, numerous power points and room continues to Dining Area which then leads to the opening plan kitchen.

KITCHEN (16' 10" X 7' 11") OR (5.14M X 2.41M)

Dual aspect room with double glazed window overlooking rear garden and side garden aspects. Large sizeable single panelled radiator. Comprehensive range of eye level and floor mounted kitchen units in gloss white with tiled splash backs, laminated roll top work surfaces, nest of storage drawers, space and plumbing for automatic washing machine and dishwasher, space for floor standing gas cooker, stainless steel switches and sockets, space and recess for upright fridge/freezer, continuation of laminate flooring, single bowl sink unit with single drainer with monobloc mixer tap in chrome finish. Wall mounted Expelair, door provides access to Worcester gas fired central heating boiler, space for dining table, telephone connection point and UPVC double glazed door provides access to:

PORCH (6' 9" X 2' 7") OR (2.06M X 0.78M)

Rear porch benefiting from light, glazed window and glazed door which leads to rear garden.

BEDROOM 1 (11' 0" X 9' 5") OR (3.35M X 2.88M)

Ceiling light point, UPVC double glazed window. Single modern panelled radiator with independent thermostat, continuation of laminate flooring.

BEDROOM 2 (9' 5" X 8' 8") OR (2.88M X 2.63M)

UPVC double glazed window, ceiling light point, modern style single panelled radiator with independent thermostat, continuation of laminate flooring making an ideal single bedroom or dressing room, fitted wardrobes flanking two sides providing a mixture of shelving and hanging space, numerous power points, wardrobe doors benefit from wood grain or frosted glass effect, also mirror fronted door making the room an ideal dressing room.

SHOWER ROOM (6' 6" X 5' 6") OR (1.97M X 1.67M)

Ceiling light point, UPVC double glazed window facing rear aspect. White suite comprising low level WC with push button flush. Wash hand basin with hot and cold tap, corner shower cubicle with Mira shower mixer which has a direct feed off the combination boiler. Chrome effect towel rail, Vinyl cushion flooring, fully tiled walls.

OUTSIDE

The front garden is laid to slate chippings with attractive shrubs and bushes providing an attractive setting and approach to the property. Access to outside gas meter box, allocated parking and path provides access to:

REAR GARDEN

The garden is L shaped and laid to patio with shrub borders with raised decking area to one corner which also houses an outside hot tub which is included in the sale and is located in a private concealed corner of the park. Outside tin storage shed, numerous lights and spotlights which are on a mixture of time clocks and day and night sensors. Hatches provide access to under side of the unit, outside water tap and the rear garden is well screened from any neighbouring properties being located in the corner of the Park.

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 follow the road down to Lymington Road and proceed until reaching Lymington then follow the sign posts for Pilley and the Park Home is located by the Fleur-de-Lys public house.

PLEASE NOTE

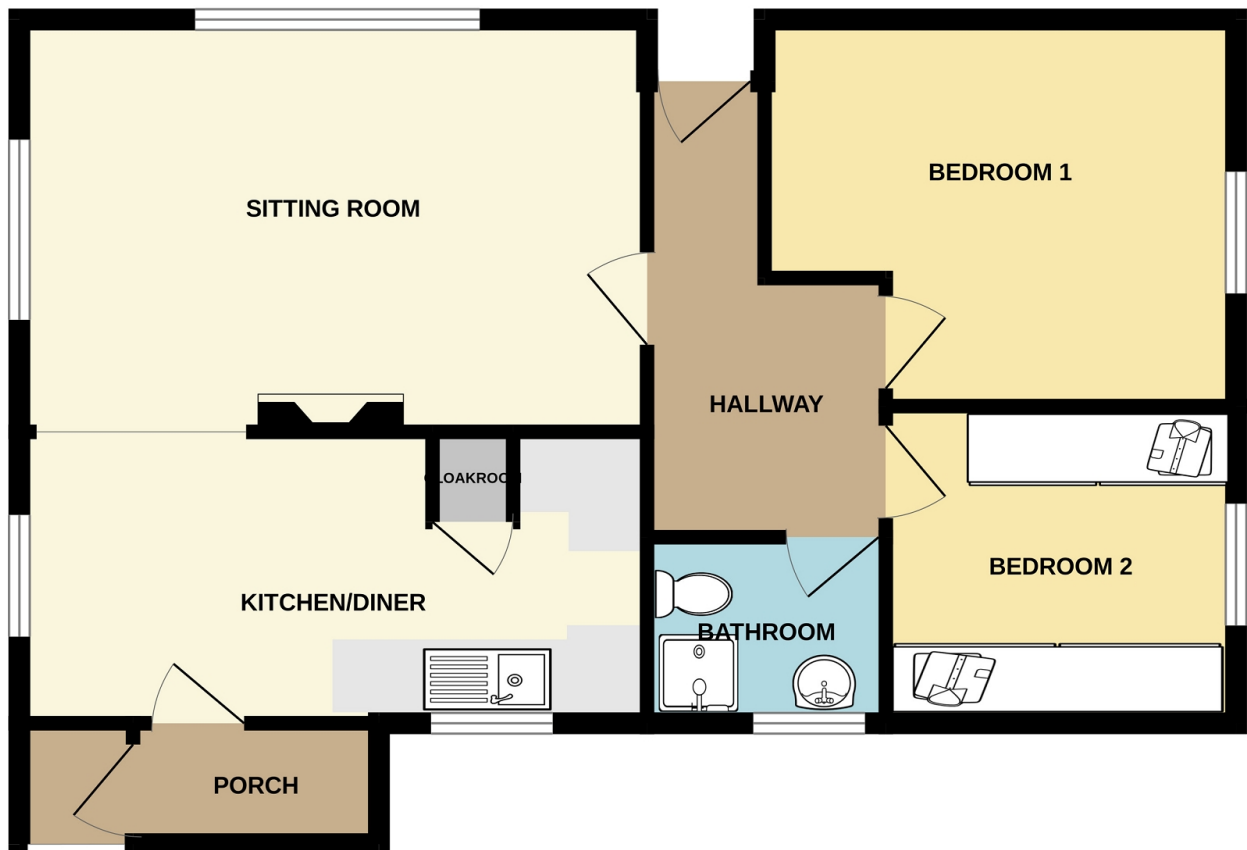
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

FEES

Monthly site fees £181pcm.



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



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TOTAL FLOOR AREA: 648 sq.ft. (60.2 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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