



260 Seabreeze Way, Shorefield Country Park, Hampshire. SO41 0LH

Guide Price £39,950



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





260 Seabreeze Way, Shorefield Country Park, Downton, Hampshire. SO41 0LH

Guide Price £39,950

A very well presented 42 x 13 Jasmine Lodge holiday park home set on a superior elevated position within the highly sought after Shorefield holiday home park. Features of the property include Sitting Room, Kitchen, Dining area, En-Suite Bathroom, Shower Room, gas fired central heating, UPVC double glazing, South facing sun deck, Licence running to 2036.



DINING AREA (11' 3" X 6' 9") OR (3.43M X 2.06M)

Accessed via a UPVC double glazed door with matching side screen. Vaulted ceiling, ceiling light, double panelled radiator, power points, American style fridge/freezer, open way through to:

KITCHEN (9' 6" X 6' 1") OR (2.89M X 1.86M)

Aspect onto the side elevation and additional double glazed Velux window providing natural light. One and a half bowl single drainer stainless steel sink unit with mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated dishwasher and washing machine. Stainless steel gas oven with five ring gas hob, glass splash back and stainless steel extractor canopy above. Vaulted ceiling, extractor fan, work surface creating a breakfast bar with seating for 2 - 3. Storage drawers and cupboards beneath, eye level storage cupboards, one of which has recess for microwave, power points. American size fridge freezer with ice dispenser and chilled water option. Open way through to:

SITTING ROOM (12' 8" X 11' 11") OR (3.85M X 3.63M)

Aspects to both side elevations through UPVC double glazed windows and central double opening French doors with matching side windows, floor to ceiling providing natural light and access onto Southerly facing sun terrace. Power points, panelled radiator, feature electric fire set into a surround, hearth and mantel. Fitted dresser incorporating glass display shelving and doors with further storage beneath. Two free standing armchairs and sofa bed.

INNER HALL

Ceiling light, door leading to:

BEDROOM 1 (12' 8" X 10' 6") OR (3.85M X 3.19M)

Aspect to the side elevation through UPVC double glazed windows. Vaulted ceiling, recessed lighting, bed recess with bedside cabinets and further storage cupboards over. Two wall lights, dressing table with drawers and cupboards. Fitted wall hung television, double mirror fronted sliding door wardrobe unit with hanging rails and drawers. Additional single wardrobe with shelving. Door to:

EN SUITE BATH AND SHOWER ROOM

Vaulted ceiling, recessed lighting, obscure UPVC double glazed window to side, panelled bath unit with monobloc hot and cold mixer tap and shower attachment. Wash hand basin with monobloc mixer tap, heated towel rail.

BEDROOM 2 (9' 1" X 5' 10") OR (2.77M X 1.79M)

Aspect to the side elevation through UPVC double glazed window, vaulted ceiling, recessed light, two single bed recesses with central bedside unit. Two wall lights, additional storage cupboards over, single wardrobe with hanging rail and chest of drawers, panelled radiator.

SHOWER ROOM

Obscure UPVC double glazed window to side. Vaulted ceiling, recessed lighting, low level WC, pedestal wash hand basin with monobloc mixer tap. Panelled radiator, cupboard housing gas fired boiler. Double shower cubicle with sliding glazed shower screen and thermostatically controlled shower unit.

OUTSIDE

The unit enjoys allocated parking for two cars and there is a paved pathway which provides access onto the side elevation which in turn extends to the South facing sun terrace. Paved patio/BBQ area next to steps. External weatherproof twin electric sockets and external water tap. Tri metal large bike store to rear.

SERVICE CHARGE

The Park closes Jan 5th and reopens Feb 10. A 56 day rule applies, i.e. You can only be on site for a max of 56 days, thereafter you must vacate for a minimum of 7 days. You are permitted to rent the holiday home. All holiday homes must fully insured, either via Shorefield or independently (you must provide evidence of this to Shorefield).

Pitch/Site Fees per year: £7,129.00 Due 1st November each year, can be paid half yearly or monthly, this fee includes WiFi, site maintenance, grass cutting, lighting etc. Refuse collection from designated locations, membership to Leisure Club facilities (10 persons can also be listed as guests to Holiday Home owner). A figure of £839.49 has been paid this year which includes rate, water, refuse and admin fee.

An owners discount is available to use in Shops, Bars and restaurants located on site within Leisure Club/ Reception.

SITE INFORMATION

On the southern edge of the New Forest and just a short stroll away from the peaceful shingled shores of the beach at Milford-on-Sea.

A leafy parkland setting is the perfect backdrop for getting back to nature, plus with the beach at Milford on Sea just a short distance away, you'll have the best of coast and countryside.

Access to the main Beachcomber complex with swimming pools, bar, restaurant and first-class entertainment.

DIRECTIONAL NOTE

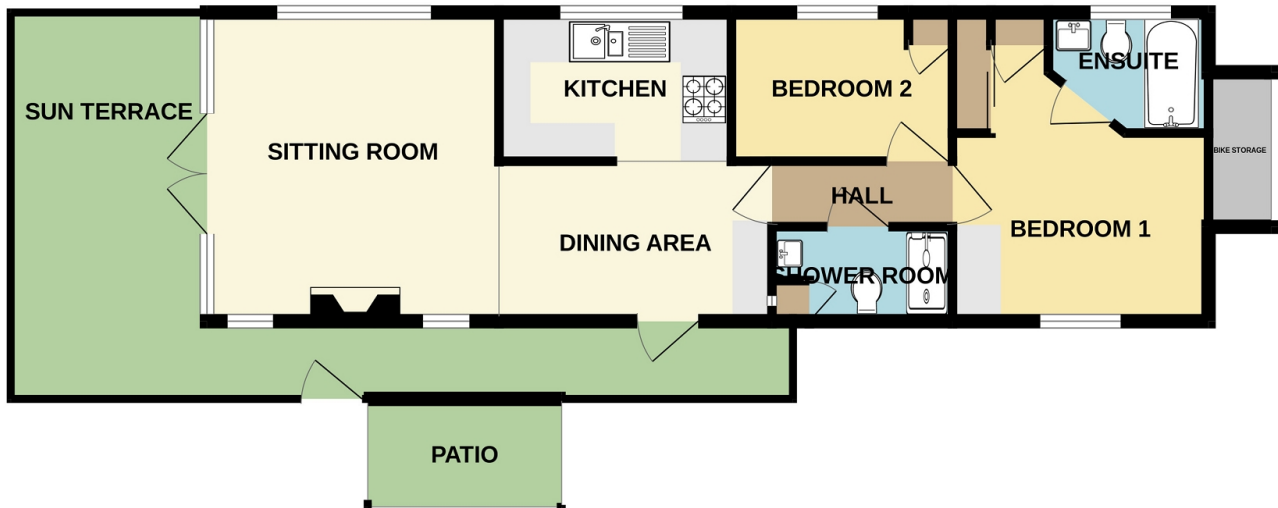
From our Office in Old Milton Road turn right at the traffic lights into Station Road. At the roundabout take the second exit onto Milford Road following the road until reaching Downton Lane on the left, proceed along Downton Lane where you will find Shorefield Road on the right.

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
530 sq.ft. (49.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 530 sq.ft. (49.2 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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Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk