



**21 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0JB**

**Guide Price £59,950**



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





## **21 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0JB**

**Guide Price £59,950**

A two bedroom single unit Park Home located in a highly popular residential Site and offering numerous features including Entrance Porch, Entrance Hall, Sitting Room, Kitchen, Bathroom, UPVC double glazing, gas fired central heating, woodland views, off road parking, gardens.



## ENTRANCE PORCH

Accessed via UPVC double glazed door, aspect onto the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double glazed door providing access to:

## ENTRANCE HALL

Panelled radiator, meter cupboard housing electric meter and fuse box. Open way through to:

## KITCHEN (9' 8" X 8' 1") OR (2.95M X 2.47M)

Aspect to both side elevations through UPVC double glazed windows one of which providing a woodland view. Coved and smooth finished ceiling, ceiling light point, one and a half bowl single drainer stainless steel sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Fitted AEG stainless steel electric oven and stainless steel four ring gas hob with canopy extractor fan over. Part tiled wall surrounds, eye level storage cupboards, cupboard housing Potterton gas fired boiler, power points, panelled radiator.

## SITTING ROOM (12' 3" X 9' 8") OR (3.74M X 2.95M)

Aspect to both side and front elevations through UPVC double glazed windows. UPVC double glazed door providing access onto side elevation, panelled radiator, TV aerial point. power points.

## BEDROOM 1 (7' 4" X 9' 8") OR (2.23M X 2.95M)

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, power points, ceiling light.

## BEDROOM 2 (8' 5" X 6' 5") OR (2.57M X 1.95M)

Aspect to the side elevation through UPVC double glazed windows providing a woodland view. Two ceiling light points, fitted double wardrobe, radiator, power points.

## BATHROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light, panelled bath unit, low level WC, wash hand basin with monobloc mixer tap, part tiled wall surrounds, panelled radiator.

## OUTSIDE

There is a brick paved driveway proving access to the off road parking space with the remainder of the garden being laid to lawn.

## PITCH FEE

The site have confirmed that the Pitch Fee is £253.00.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and proceed 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

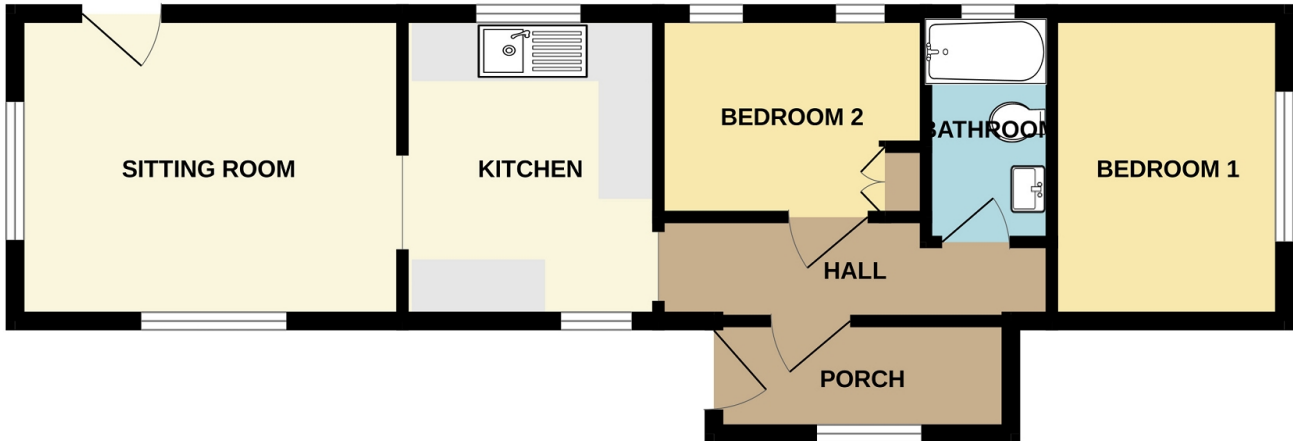
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

## COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 421 sq.ft. (39.1 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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