



**375 Seabreeze Shorefield Road, Downton, Lymington, Hampshire. SO41
0LH
£29,500**



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





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An immaculately presented **35 x 12 Carnaby Ashdale holiday park home** set on the much sought after Shorefield holiday park. Features of the property include open plan Kitchen/ Lounge diner with vaulted ceiling, Two Bedrooms, en-suite cloakroom, shower room and sun deck. Gas central heating, UPVC double glazing.



KITCHEN/BREAKFAST ROOM (11' 8" X 7' 3") OR (3.56M X 2.20M)

Outside light, double glazed door which leads to Kitchen/Breakfast Room. Vaulted ceiling, open plan room through to Sitting Room and Dining Space. Two ceiling light points, comprehensive range of eye level and floor mounted kitchen cupboards with work surface areas with stainless steel sink with single drainer and monobloc mixer tap. Fitted New World gas cooker comprising of four burner hob, glass splash back, grill and oven beneath with Focal Point extractor above. Cutlery drawer, UPVC double glazed window, power points, eye level microwave, Vinyl cushion flooring, integrated fridge and freezer, cupboard provides access to gas fired central heating boiler, table with four chairs and room continues to:



SITTING ROOM (11' 8" X 10' 11") OR (3.56M X 3.32M)

Two additional ceiling light points, double glazed windows to three sides. Corner settee, TV unit with Samsung curved TV. Log effect fire to one side with storage shelves beneath. Wall mounted mirror, fitted net curtain and curtains to all windows except kitchen. Radiator with independent thermostat, carpeted flooring to main Sitting Room area.

INNER HALL (7' 7" X 2' 7") OR (2.32M X 0.78M)

Ceiling light point, radiator, door provides access to:

BEDROOM 1 (9' 11" X 8' 2") OR (3.01M X 2.49M)

Vaulted ceiling, two ceiling light points, UPVC double glazed window facing rear aspect, fitted double bed with head board with his and hers bedside units with storage cupboards above and display Shelving. Radiator with independent thermostat. Dressing table with mirror, power points and nest of three drawers. Built-in double opening wardrobe with hanging rail and fitted shelf within and door provides access to:

CLOAKROOM

Ceiling light point, opaque UPVC double glazed window. Corner low level WC, wash hand basin with monobloc mixer tap with wall mounted mirror above and display shelf. Vinyl cushion flooring, radiator.



BEDROOM 2 (8' 9" X 5' 7") OR (2.66M X 1.69M)

Ceiling light point, double glazed window to one side. Two twin beds with headboards with individual bedside unit, power point. Wall mounted storage cupboards with shelving above. Built-in single wardrobe, wall mounted mirror with power point with display shelf beneath. Radiator with independent thermostat.

SHOWER ROOM (6' 9" X 3' 6") OR (2.07M X 1.06M)

Ceiling light point, opaque UPVC double glazed window. White suite comprising corner toilet, wash hand basin with monobloc mixer tap with mirror fronted medicine cabinet above. Glazed sliding door with matching side screen provides access to shower cubicle with thermostatically controlled shower mixer with adjustable shower attachment. Display recesses, Vinyl cushion flooring.

OUTSIDE

The property benefits from a parking bay adjacent to the unit with path providing access to gated raised deck area. The deck is enclosed by ornamental Solar lights overlooking grassed area with Evergreen hedging providing some screening from neighbouring units. The unit benefits from the afternoon sun.

VIEWING ARRANGEMENTS

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

SERVICE CHARGE

The Park closes January 5th and re-opens February 10th. 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 be fully insured either via Shorefield or independently (you must provide evidence of this to Shorefield.)

Pitch/Site Fees per year £7,166.00 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 £893.66 has been paid this year which includes rates, 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 will have the best of coast and countryside.

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

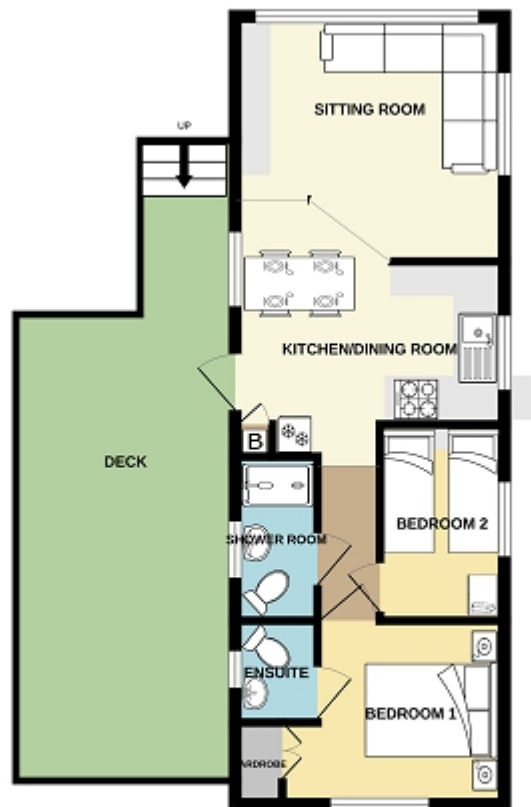
DIRECTIONAL NOTE

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

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
419 sq.ft. (38.9 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA: 419 sq.ft. (38.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.