



PETTENGELLS
ESTATE AGENTS

12 Woodlands Park, Stopples Lane, Hordle, Hampshire, SO41 0JB
Offers Over £100,000

12 Woodlands Park, Stopples Lane, Hordle,
Hampshire, SO41 0JB

- Residential Park Home
- Two Bedrooms
- Kitchen/Dining Room
- Bathroom
- Driveway & garden
- Monthly pitch fee £245
- Village Location - shop close by
- Living room
- Pet friendly site
- Mains gas central heating





44' x 12' RESIDENTIAL PARK HOME IN VILLAGE LOCATION!

For the over 50's, we are pleased to offer this two bedroom park home on the ever popular Woodlands Park development, and with benefits including a driveway and garden.

Accommodation: The entrance hall leads into a kitchen/dining room and in turn the living room is at the front, there are two bedrooms and a bathroom.

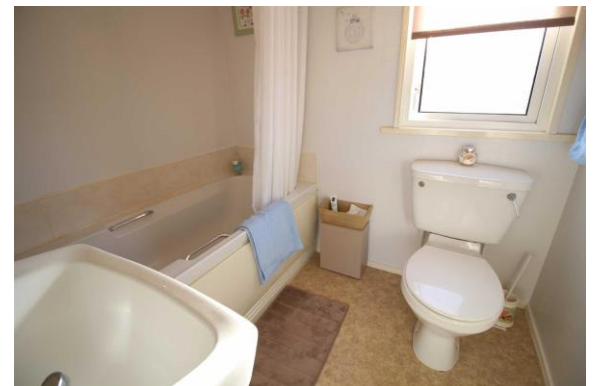
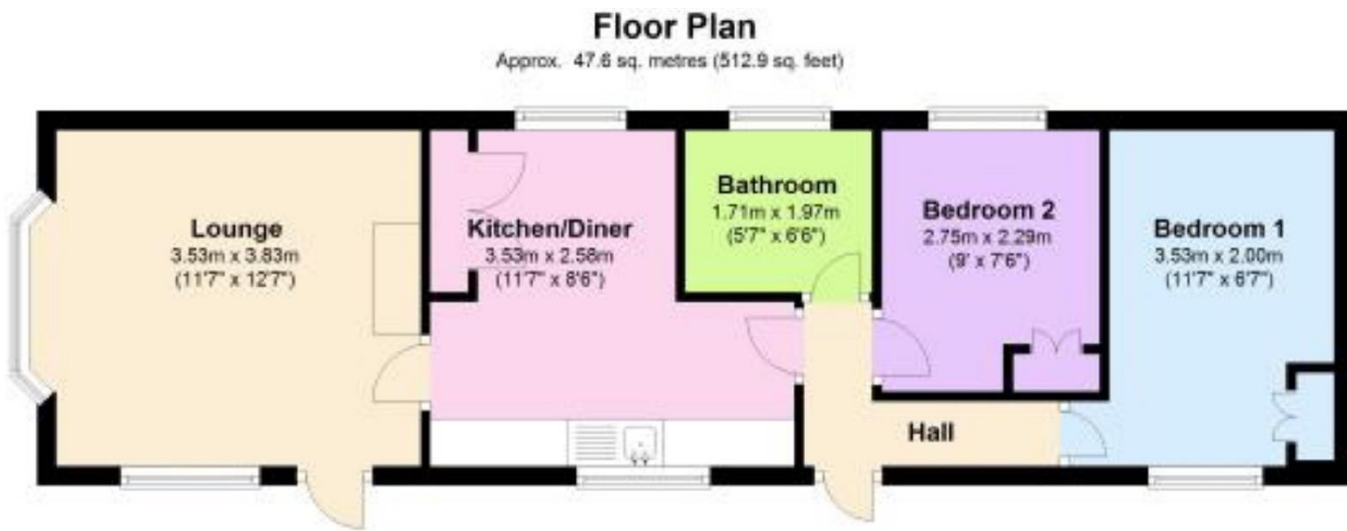
Outside: There is a driveway giving off road parking and lawned and paved gardens.

TENURE: These residential park homes are neither freehold or leasehold and hence it is difficult to define the tenure of these properties in the traditional sense as you own the property outright but not the land it sits on. Hence the pitch fee/ground rent payment is for the right to be situated in this position for perpetuity, ie no defined time, so its better than a lease that counts down year by year.

COUNCIL TAX BAND: A, APPROX FLOOR AREA: 513 sq ft (47 sq m)

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"Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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."
Plan produced using PlanUp.

12 Woodlands Park, Hordle, Lymington

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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