



PETTENGELLS
ESTATE AGENTS

35 Woodlands Park, Hordle, Hampshire, SO41 0JB
Asking Price £239,950

35 Woodlands Park, Hordle, Hampshire, SO41 0JB

- Nearly new 42' x 20' residential park home
- Two bedrooms
- Ensuite & bathroom
- Lovely living room
- Dining area & kitchen
- Garden
- For ages 50+, pet ok
- Driveway for parking
- Lovely village location
- Amenities in Stopples Lane





SPLENDID AND SPACIOUS, NEARLY NEW RESIDENTIAL PARK HOME IN LOVELY VILLAGE LOCATION.
Accommodation: The entrance hall has a storage cupboard and then a welcoming open plan design leads into a splendid living area with wonderful double aspect lounge opening out to its own patio. There is then a dining area and a very well appointed kitchen with extensive integrated appliances, this also leads to the garden. An inner hall then opens into bedroom one which has built in wardrobes and an ensuite shower room. Bedroom two also has a fitted wardrobe and opposite this is the bathroom.

Outside: There is a lovely patio off the living room. There is also an off road parking bay and then an area of paved garden to the side.

Council tax band: A, Pitch fee: £295.37 per month.

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.

Please read site rules if interested to be aware of restrictions.

PETTENGELLS
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 739 sq.ft. (68.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with letroplan 12/2022

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.



PETTENGELLS
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk