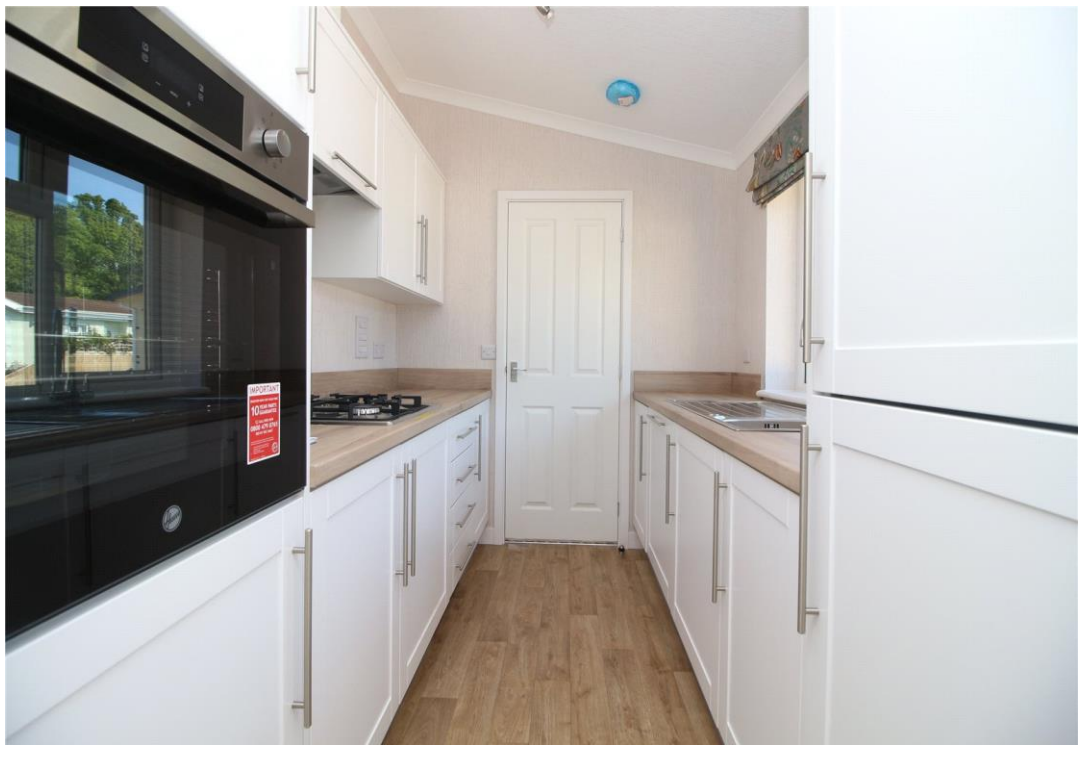
PETTENGELLS
ESTATE AGENTS

34 Woodlands Park, Stopples Lane, Hordle, Hampshire, SO41 0JB
Asking Price £245,000

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

- Part exchange considered
- 42' x 17' Brand new residential park home
- Two bedrooms, fully furnished
- Ensuite shower room & bathroom
- No stamp duty, Pet ok
- Mains gas central heating
- For ages 50+
- Driveway for parking
- Lovely village location
- Amenities in Stopples Lane closeby
- Omar Middleton



SUPERB BRAND NEW 42' x 17' RESIDENTIAL PARK HOME.

Accommodation: There is a traditional entrance hall leading into an L-shaped living/dining room. Then a well appointed kitchen and a separate utility room which also houses the gas boiler. There are two double bedrooms with fitted wardrobes, bedroom one having an ensuite shower room and there is a main bathroom.

Outside: This residential park home has a drive giving off road parking, paved gardens and a metal shed.

Council tax band: A, Ground rent: £302 pcm

TENURE: Perpetuity.

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

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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. 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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