



PETTENGELLS
ESTATE AGENTS

87 Woodlands Park, Stopples Lane, Hordle, Hampshire, SO41 0JB
Asking Price £169,000

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

- 40' x 12' residential park home
- Edge of pleasant development
- Lovely wooded backdrop
- Driveway for off road parking
- Available quickly
- Living/dining room
- Kitchen
- Shower room
- For age 50+, pet friendly site, no stamp duty
- Gas central heating (modern boiler)





AN APPEALING RESIDENTIAL PARK HOME WITH A LOVELY WOODED BACKDROP, OFFERED CHAIN FREE.

Accommodation: There is an entrance hall leading into the living/dining room. The current owner has reconfigured the layout of this home, which originally had two bedrooms, but the second bedroom has now made way to create a bigger lounge and the original lounge is now the bedroom. There is also a kitchen/breakfast room and a shower/wet room.

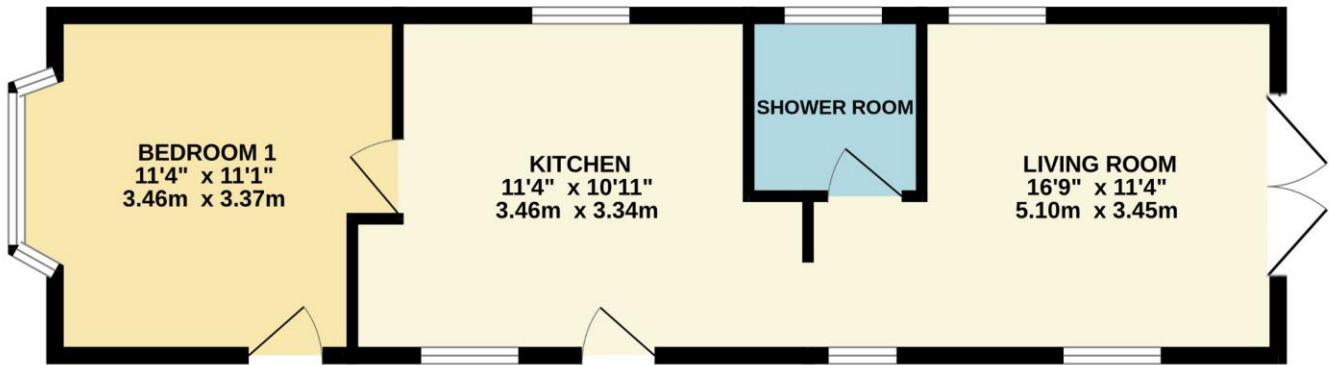
Outside: The drive gives off road parking and there is a useful shed, there are then gardens to both sides as well as the rear and then a lovely quiet wooded backdrop to one side and behind. The chassis has been refurbished by Prestige, the original manufacturer.

Council tax band: A, Ground rent: £220pcm

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

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GROUND FLOOR



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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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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