

PETTENGELLS
ESTATE AGENTS

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

Asking Price £199,950

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- Impressive 42' x 20' residential park home
- Two bedrooms with fitted wardrobes
- Ensuite and bathroom
- Lovely bright living room
- Separate Dining room
- Garden
- Driveway and garage
- For age 50+, pet ok
- Shop closeby
- New in circa 2010













SPACIOUS 42’ x 20’ RESIDENTIAL PARK HOME WITH DRIVE AND GARAGE, ON THIS POPULAR DEVELOPMENT IN A LOVELY VILLAGE LOCATION AND OFFERED CHAIN FREE.

Accommodation: There is an entrance hall which has good storage and leads into the delightful living area, comprising a bright and spacious lounge with arch to separate dining room. There is a kitchen which has integrated fridge/freezer, oven, hob, hood and dishwasher. Usefully then a separate utility room which houses the gas boiler and has space for washing machine. The generous main bedroom has built-in wardrobes and the benefit of an ensuite shower room and bedroom two again has fitted wardrobe and next to this is a bathroom.

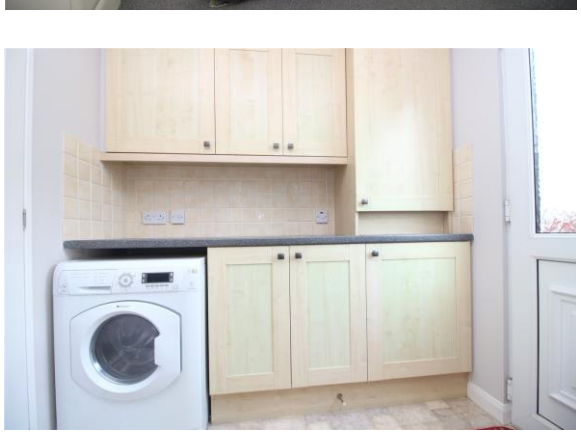
Outside: There are gardens surrounding this home and it does have the advantage of a driveway leading to the garage with power (5.4m x 2.6m). There is a pleasant area of enclosed rear garden and a shed.

Monthly pitch fee £272, Approx floor area 800 sq ft, council tax band: A

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.







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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