

414 SEABREEZE  
SHOREFIELD COUNTRY PARK, DOWNTON, SO41 0LH





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Shorefield Country Park, Downton, SO41 0LH

This beautifully presented Regal Kensington holiday home is situated in a quiet and secluded park of the very popular Shorefield Holiday Park and within easy walk of all amenities. Features of this property include a fantastic triple aspect open plan kitchen/living area, a large private decking and a long license.

- Kitchen/Dining Room • Sitting Room
- Inner Hall • Two Bedrooms • Shower Room • En-Suite Cloakroom
- Decking • Patio • Storage Shed



£45,000

## The Property

The front door leads through to the kitchen/dining room with a fantastic range of cream gloss wall and base units with a contrasting stone effect worktop, stainless steel sink with mixer tap over and drainer, Belling cooker with double oven and four burner gas hob, extractor fan over, breakfast bar, dishwasher, microwave, fridge freezer and cupboard housing the central heating boiler. There is a four seater table and chairs, an attractive vaulted ceiling and opens through to the sitting room with double casement doors leading out to the decking, built in electric fire, L-shaped sofa with pull out sofa bed, two seater sofa, TV and carpeted flooring

The internal hallway leads through to the family shower room with double walk-in shower with thermostatic shower attachment, WC, wash hand basin with mixer tap over and storage beneath, medicine cabinet, UPVC window and radiator

Bedroom two is a lovely sized twin bedroom with built in wardrobe, UPVC window and wall mounted cupboards

The master bedroom is situated at the rear of the property with king sized bed, bedside cabinets, chest of drawers, large UPVC window, dressing table, built in mirror with light, walk-in wardrobe and en-suite cloakroom

The en-suite cloakroom consists of a WC, wash hand basin with mixer tap over and storage beneath, radiator, UPVC window and wall mounted mirror





## Gardens & Grounds

To the front of the property is a lovely private decking area which wraps around the side to the front door with outside lighting and plenty of space for outside dining.

To the rear of the property is an area of private patio and metal storage shed.

## Services

Gas, electric, drainage and water

Regal Kensington

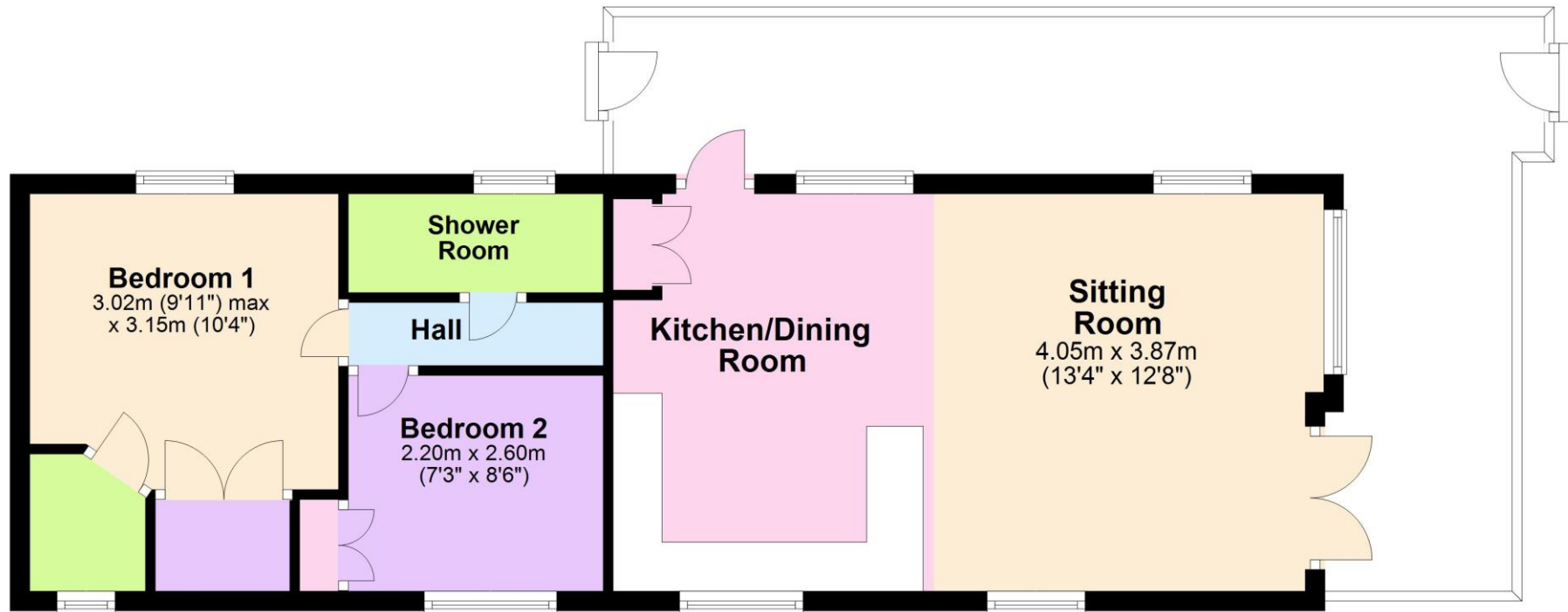
38ft x 14ft

2 Bed

11 Years on License (2034)

## Floor Plan

Approx. 53.1 sq. metres (571.4 sq. feet)



Total area: approx. 53.1 sq. metres (571.4 sq. feet)

'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.

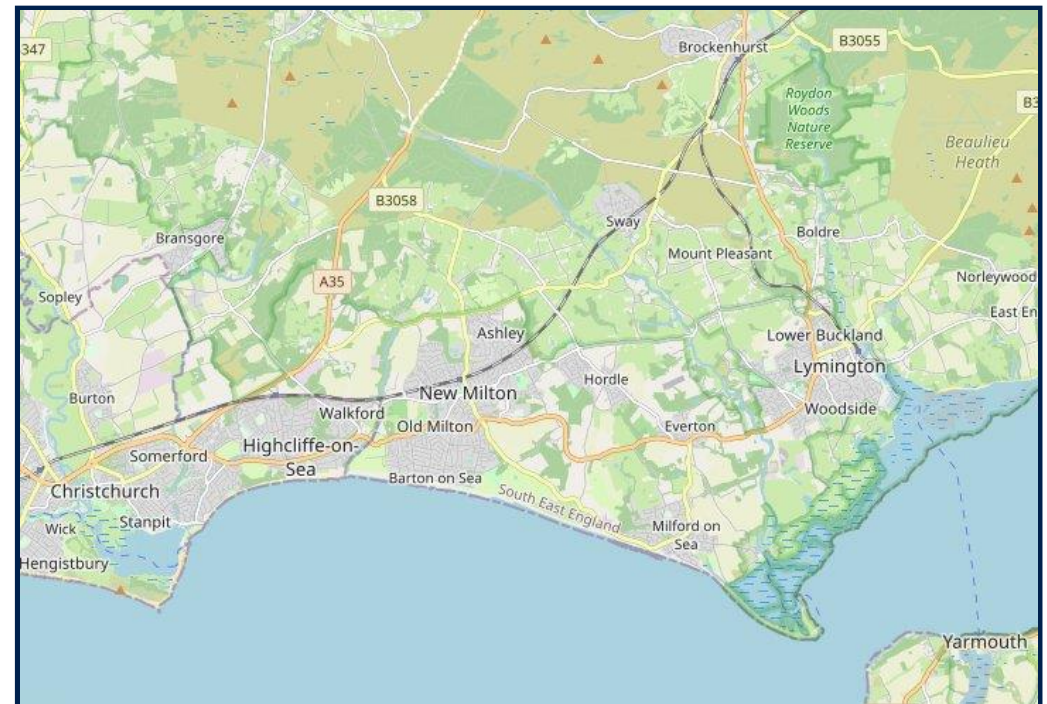


## Situation

Situated on the southern edge of the New Forest National Park, and just a short stroll away from the shingled shores of the beach at Milford on Sea, the award winning Shorefield Country Park is a fantastic position to own the ultimate bolthole. Facilities include heated indoor and outdoor pools, gym and day spa, bars, restaurant, fishing lake, pet friendly areas, play areas, tennis courts and live family entertainment.

## Directions

From Mitchells turn right at the traffic lights and proceed down Station Road. Across at the roundabout onto Milford Road and continue for approximately one and a half miles. Turn left into Downton Lane, right into Shorefield Park, passing the clubhouse on the left and as you approach the barriers continue over the roundabout and follow the signage to 414 Seabreeze.





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