



*269 Seabreeze, Shorefield Road, Downton, SO41 0LH*

*£62,500*

**Mitchells**  
1963 — TODAY



*269 Seabreeze  
Shorefield Road  
Downton  
Lymington  
Hampshire  
SO41 0LH*

This beautifully presented Regal Symphony holiday home is ideally situated in this elevated position on the popular Seabreeze development at Shorefield Country Park. The property has been beautifully maintained and is presented in show home order throughout with features including open plan living, a master bedroom with en-suite, a raised private decking and parking for two vehicles.

- Kitchen/Dining Room
- Sitting Room
- Two Bedrooms
- Family Shower Room
- En-Suite Shower Room
- Private Decking
- Parking



## The Property

Glazed 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, integrated appliances include a five burner gas hob with extractor fan over, eye level double oven, microwave, built in American style fridge freezer, dishwasher, breakfast bar, cupboard housing the central heating boiler, UPVC window, two Velux windows bringing in plenty of light and a four seater table and chairs

The kitchen/dining room opens through to the sitting room with a three piece suite with reclining armchair, and the sofa doubling up as a sofa bed, TV aerial point, electric fire, built in sound system and double casement doors lead out to the private decking

The main shower room has a modern suite comprising a double shower cubicle with thermostatic shower attachments and sliding glass shower door, WC, wash hand basin with mixer tap over and storage beneath, mirror, two useful storage cupboards and shaver point

Bedroom two is a lovely twin bedroom with two single beds, built in storage and double wardrobe

The master bedroom is situated at the rear of the property, is a fantastic double bedroom, with double bed, built in bedside cabinets, double wardrobes, recess ceiling spotlights, floor to ceiling window, a TV aerial point and it also benefits from its own luxury en-suite shower room

The en-suite comprises a walk-in double shower with sliding glass shower door and thermostatic shower attachments, WC, wash hand basin with mixer tap over and storage beneath, two useful storage cupboards, a built in mirror, shaver point and UPVC window

Year of manufacture 2015

License Agreement ends 31/10/2038

Site fees for the period ending 31 October 2024: £7165.92





## *Gardens & Grounds*

To the front of the property is a private wrap around decking giving plenty of space for outside dining.

The property also benefits from a driveway with parking for two vehicles.

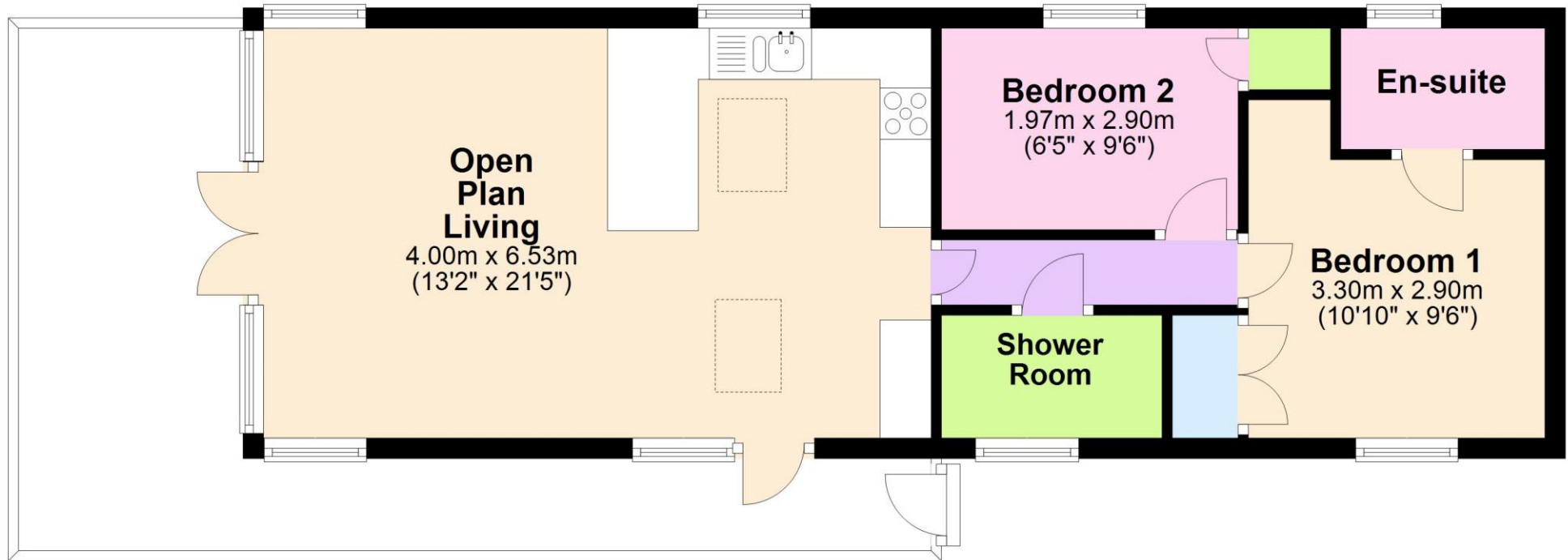
The property must be viewed to be fully appreciated and is offered with no forward chain.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band
- Energy Performance Rating To be confirmed

## Floor Plan

Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 50.2 sq. metres (540.0 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 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 269 Seabreeze.





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