



*59 Downton, Shorefield Country Park, SO41 0LH*

£29,500

**Mitchells**  
1963 — TODAY

*59 Downton  
Shorefield Country Park  
Shorefield Road  
Downton  
SO41 0LH*

A truly immaculate two bedroom, six berth park home which is situated in a great location within easy level walking distance of the clubhouse and the facilities.

- Living/Kitchen/Dining Room
- Two Bedrooms
- Shower Room
- Ensuite WC
- Off Road Parking
- Wrap Around Decking
- Licence Length: 9 Years
- Site Fees: £4,800 pa

## *The Property*

Features of the property include an excellent open plan living/kitchen/dining room with a triple aspect and ample space for full dining suite.

The kitchen is fully integral with a double electric oven and gas hob with extractor oven, fridge freezer, cupboard housing the combi gas boiler and a wood effect vinyl flooring that continues into the inner hall.

The lounge area is carpeted and has a range of built in storage cupboards and an electric fire.

Bedroom two is twin room with built in wardrobes, drawer units and overhead storage.

Master bedroom with matching wardrobe, dressing table, overhead storage and bedside tables and benefits from an ensuite WC.

Main bathroom with a continuation of the wood effect vinyl flooring, a walk in double width shower cubicle, pedestal wash hand basin, low flush WC, window, ladder towel rail, wall hung mirrored cabinet and extractor fan.



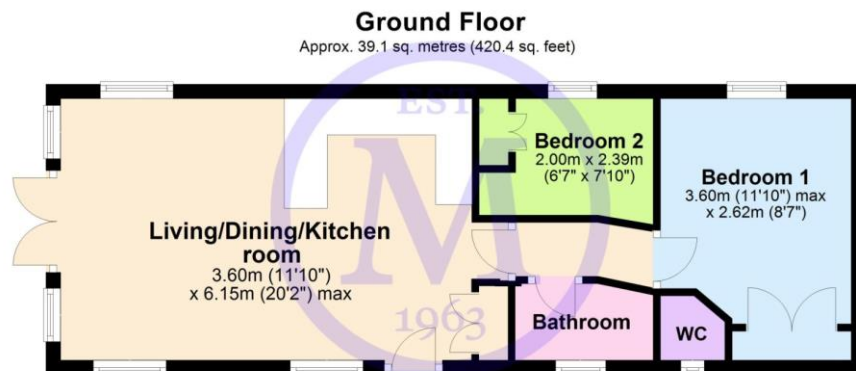


## Gardens & Grounds

The property benefits from a wraparound decking with a southerly facing seating area. There is also off road parking for two vehicles as well as a metal storage container.

## Services

- Mains gas, electric, drainage and water
- Council Tax Band N/A
- Energy Performance Rating N/A



Total area: approx. 39.1 sq. metres (420.4 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.

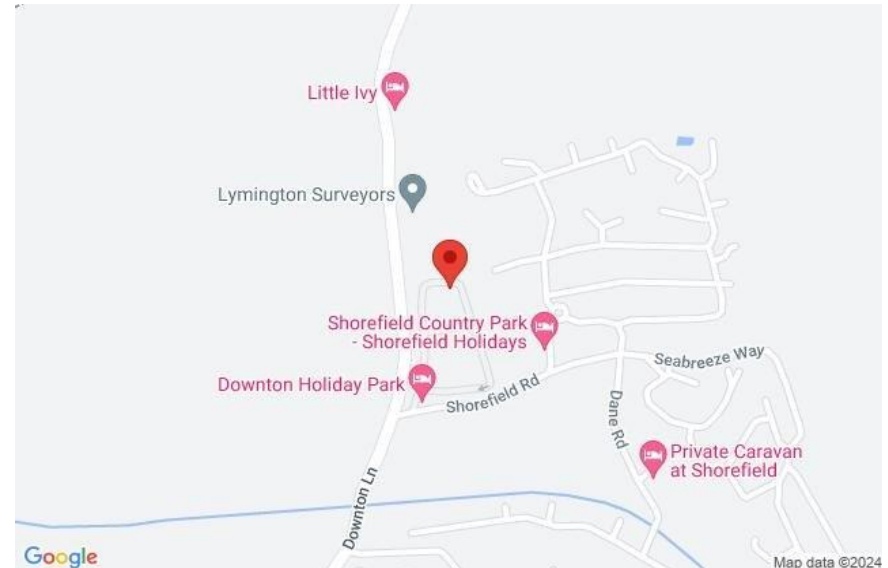
**Downton 59, Shorefield**

## 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. Continue across the mini roundabout onto Milford Road, continue for approximately 1 and a half miles, turn left into Downton Lane, immediately right into Shorefield, and take the first turning left where the property will be found after a short distance on your right hand side.



[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.met](mailto:info@mitchells.uk.met)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

