



B46 Shorefield Park, Downton, SO41 0LH

£35,000

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*B46 Shorefield Park
Downton
Lymington
Hampshire
SO41 0LH*

A well-positioned three bedroom holiday home situated within walking distance of all facilities at the ever popular Shorefield Country Park. Features of the property include an en suite WC to bedroom one, large triple aspect open plan living space, family shower room and a good size private decking.

- Open Plan Kitchen Living Area
- Three Bedrooms
- Bedroom One With En Suite WC
- Family Shower Room
- Spacious Decking
- Close To Facilities
- 11 Month License, License Ends 31/10/2033
- Holiday Homes, Cannot Be Main Residence
- Site Fee 2024/25: £7380.30
- Rates: £954.34



The Property

Entrance into the kitchen/dining room with cream wall and base units with contrasting wood effect worktop. wood effect flooring, inset stainless steel sink and drainer with mixer tap over, four burner gas burner and oven and integrated fridge freezer.

The kitchen/dining room is open planned into the sitting room which has a lovely bright triple aspect and large corner sofa and feature fireplace.

Family shower room with suite comprising large walk in shower with thermostatically controlled shower, pedestal wash hand basin with mixer tap over, wall hung mirror, ladder style heated towel rail, WC and UPVC double glazed window.

Bedroom one is a particularly generous size with built in double wardrobe, dressing table, wall hung mirror and door leading to the en suite WC with suite comprising WC, pedestal wash hand basin, radiator and UPVC double glazed window.

Bedrooms two and three are both twin bedrooms with bedroom two benefitting from a single wardrobe and both benefitting from additional wall hung storage.





Gardens & Grounds

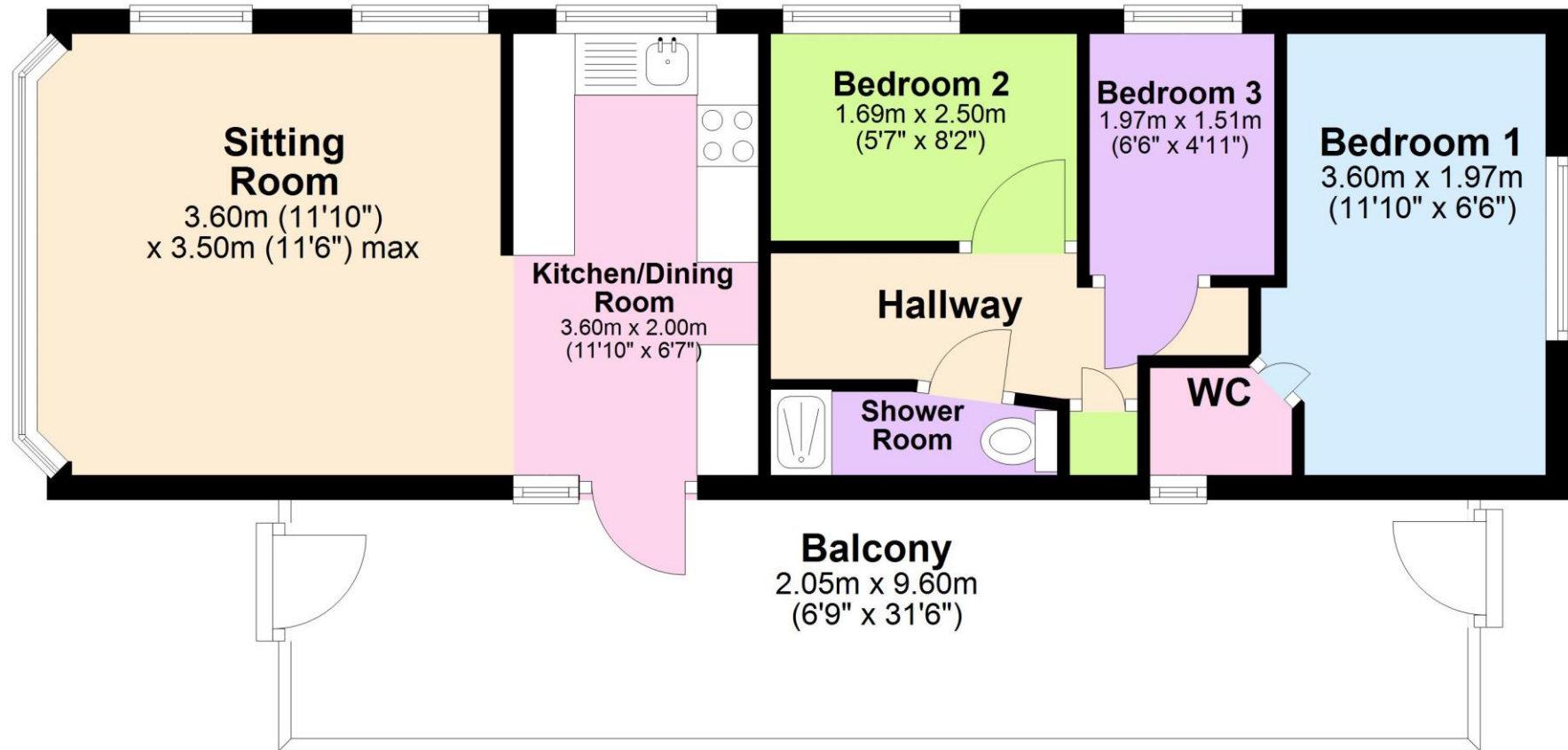
The property benefits from a good sized area of decking which is surrounded by an area of mature hedging making it private and ideal for outside entertaining. There is also an area of grass to the front and rear.

Services

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

Floor Plan

Approx. 43.7 sq. metres (470.1 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.

2017 ABI Oakley 39x12



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