



348 Seabreeze, Shorefield Country Park, SO41 0LH

£24,950

Mitchells
1963 — TODAY



*348 Seabreeze
Shorefield Country Park
Downton
Hampshire
SO41 0LH*

An extremely well presented two bedroom holiday home that is well situated on the popular Shorefield Country Park in a quite cul de sac with a wooded backdrop. The property has been well maintained and is offered for sale in first class order. Features include a bright triple aspect kitchen/living area, a generous modern bathroom and a private decking. This area of Seabreeze is only a short walk from the clubhouse and all amenities.

- Sitting/Dining Room
- Kitchen
- Large Master Bedroom
- Twin Bedroom Two
- Shower Room
- Raised Decking
- Vacant Possession
- 7 Years Remaining On License
- Site Fees: £7,500 pa



The Property

The front door leads through to the living area with a bright and airy triple aspect, L shaped sofa with pull out sofa bed, four seater table and chairs, fireplace with inset electric fire, TV aerial point and an attractive outlook to the front.

The kitchen is fitted with a fantastic range of wall and base units with a contrasting stone effect worktop, stainless steel sink with mixer tap over with drainer, four burner gas hob with undercounter double oven, extractor fan, tall stand up fridge freezer, microwave and a UPVC glazed door leads out to the private decking.

Family shower room with WC, pedestal wash hand basin with mixer tap over, walk in double shower with sliding glass shower doors and thermostatic shower attachments, UPVC window and radiator.

Bedroom two is a twin bedroom with two single beds, bedside cabinet, UPVC window, built in wardrobe and has an attractive outlook to the side of the property.

The master bedroom is situated to the rear of the property with a double bed with built in headboard and shelving, built in double wardrobe, dressing table and chest of drawers, has a UPVC window and enjoys an outlook over the private patio.

Private decking with a secure gate leading out to the front, a patio area to the rear and an attractive outlook to an area of woodland.

The property is offered with vacant possession and an 8 year license expiring on 31st October 2031.





Gardens & Grounds

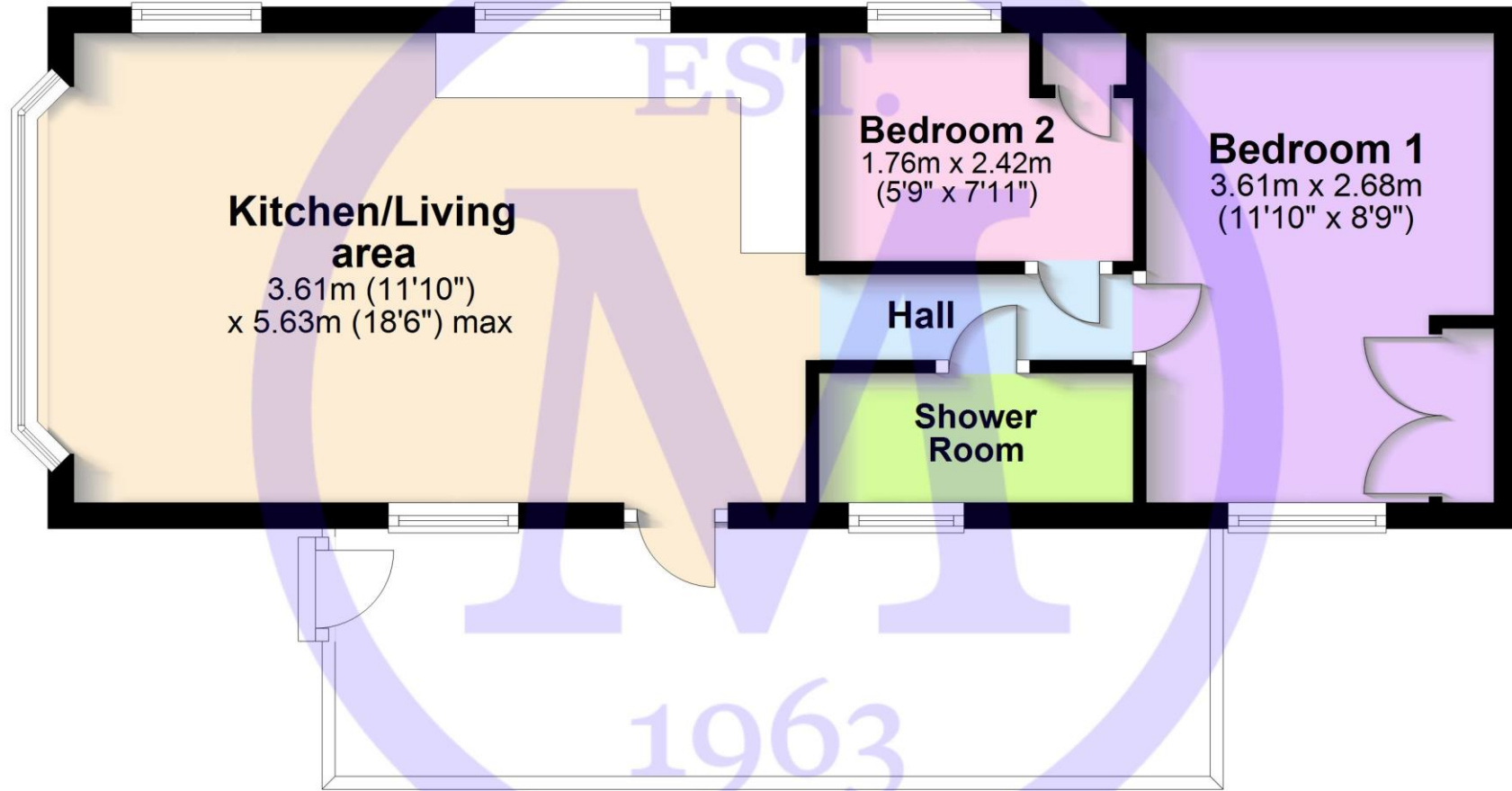
From Mitchells turn right at the traffic lights and proceed down Station Road. Across at the roundabout onto Milford Road and continue for approximately one and a half miles. Turn left into Downton Lane, right into Shorefield Park, passing the clubhouse on the left and as you approach the barriers continue over the roundabout and follow the signage to 348 Seabreeze.

Services

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

Floor Plan

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 39.8 sq. metres (428.3 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

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