



H9, Shorefield Road, Downton, SO41 0LH

£49,950

Mitchells
1963 — TODAY



*H9
Shorefield Road
Downton
Lymington
Hampshire
SO41 0LH*

A well presented Regal Kensington situated in a quiet cul de sac on the ever popular Shorefield country park. The holiday home features two bedrooms with one benefitting from an en suite shower room, family shower room, spacious open plan kitchen/living area, a generous area of decking and off road parking.

- Open Plan Kitchen/Living Area
- Two Bedrooms
- Bedroom One With En Suite Shower Room
- Family Shower Room
- Spacious Decking
- Close To All Facilities
- Regal Kensington 38x12
- License Ends 2037
- Site Fees Approximately £7380 pa



The Property

Front door leading to modern kitchen with modern cream wall and base units with contrasting worktop, space for tall fridge freezer and gas hob and oven, integrated microwave, ample room for dining table and chairs and breakfast bar separating the sitting room.

The sitting room is a particularly bright room with large window overlooking the front and casement doors onto the decking, built in electric fire with storage surround and corner sofa with pull out bed.

Family shower room with shower cubicle with glass screen and thermostatically controlled shower, wash hand basin with storage beneath, WC, radiator and UPVC double glazed window.

Bedroom one is a good size king bedroom with built in dressing table and matching bedside cabinets, large wardrobe and door leading to the en suite shower room with suite comprising WC, wash hand basin with storage beneath, shower cubicle, UPVC double glazed window and radiator.

Bedroom two has twin single beds with bedside table and built in double wardrobe.





Gardens & Grounds

The holiday home is in a lovely cul de sac location close to the outside pool area and within walking distance of all the facilities.

The property has a good size area of decking with the majority to the side of the unit.

To the front of the holiday home there is a parking bay.

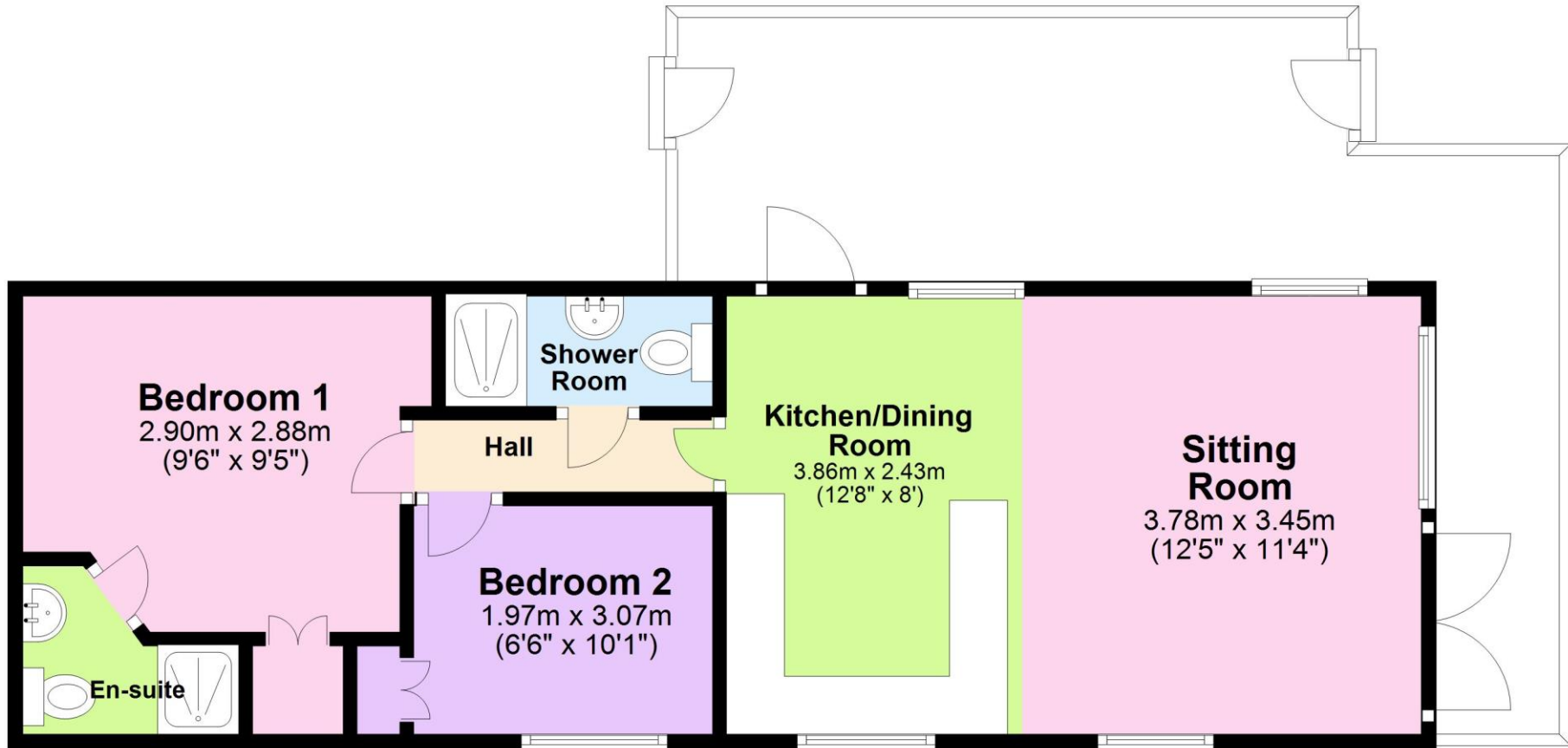


Services

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

Floor Plan

Approx. 45.8 sq. metres (493.4 sq. feet)



Total area: approx. 45.8 sq. metres (493.4 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 turn left at the roundabout and follow signage to H9.





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