



E16 Shorefield Country Park, Downton, SO41 0LH

£59,000

Mitchells
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E16
Shorefield Country Park
Downton
Lymington
Hampshire
SO41 0LH

A highly impressive and truly immaculate three bedroom, eight berth lodge which is presented in as new condition having only been used a handful of times by the current owners and comes fully equipped ready for immediate occupation. The property offers many appealing features, some of which include a high specification and fully integral kitchen which is open planned into the living space, a master bedroom with dressing area and en-suite space, a master bedroom with dressing area and en-suite WC, an extended decking and off road parking.

- Site Fees: £7,280 pa
- ABI Ambleside Premier 40 x 14
- Entrance Hall
- Sitting/Dining Area
- Kitchen
- Three Bedrooms
- Bathroom
- En-Suite WC
- Off Road Parking
- Extended Decking
- Residential Specification



The Property

Entrance hall with access via a side door from the decking, tile effect vinyl flooring and a cupboard housing the combination gas boiler.

Open planned triple aspect living/dining area is a very bright space on the south side of the lodge with a feature fireplace with electric log burner, stone effect hearth and timber surround, a large picture window and sliding doors leading onto the extended decking.

The kitchen comes fully integral with items comprising of a washing machine, five ring gas hob with extractor over, double electric oven, microwave and fridge freezer. There is also excellent matching storage cupboards with a stone effect worktop, splash back, ample space for a dining suite and this space is entirely open planned with the living room.

Bedrooms two and three are both twin rooms with built in wardrobes.

Bedroom one enjoys a dual aspect and is a particularly generous size with built in bedside tables, a designated dressing area with built in wardrobe and dressing table and an en-suite WC with a window and wash hand basin.

The bathroom has a tiled effect vinyl flooring, a walk in double width shower cubicle, low flush WC, wash hand basin inset into vanity unit with storage and a mirrored cabinet over, shaver points, window, ladder towel rail and extractor fan.





Gardens & Grounds

The lodge occupies a central position with a southerly facing extended decking, off road parking and additional outside storage.

Services

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

EST.

Ground Floor

Approx. 54.0 sq. metres (581.5 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.

E16, 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 along Station Road. At the roundabout turn left onto Lymington Road, continue across the next roundabout and take the second right into Downton Lane, first left into Shorefield Road where Shorefield Country Park will be found ahead of you.





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