



440 Seabreeze, Shorefield Country Park, SO41 0LH

£54,500

Mitchells
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*440 Seabreeze
Shorefield Country Park
Downton
Hampshire
SO41 0LH*

A fine example of the ABI Ryedale holiday home situated in an idyllic cul de sac location on the ever popular Shorefield Country Park. Features of the holiday home include a spacious open plan kitchen/living area with sliding doors onto the decking, three bedrooms, a family shower room, a separate WC, a parking bay to the front and a generous area of decking.

- 2021 ABI Ryedale 36x12
- 2024/2025 Site Fees: £7380.30
- 2024/2025 Rates: £954.34
- Kitchen
- Sitting/Dining Room
- Three Bedrooms
- Family Shower Room
- Additional Separate WC
- Generous Area Of Decking
- Parking Bay To The Front



The Property

Entrance into the modern kitchen with wood effect wall and base units with a contrasting marble effect worktop, tile effect flooring and integrated appliances include a fridge/freezer, four burner gas hob with electric oven underneath, microwave and a stainless steel sink unit with mixer tap over and drainer.

The sitting/dining room features a corner sofa unit with a built in bed, dining table with built in corner seating, feature electric fireplace and sliding doors onto the decking.

The family shower room features tile effect flooring, built in shelf unit providing excellent storage and a suite comprising a WC, pedestal wash hand basin with mixer tap over and mirror above, shower cubicle with glass sliding door and thermostatic controlled attachment, extractor fan and a ladder style heated towel rail.

Additional WC with matching tile effect flooring, cupboard housing the gas fired central heating boiler and suite comprising a WC and pedestal wash hand basin with mixer tap over and mirror above.

Bedroom one is a good sized double bedroom with a built in double wardrobe, matching bedside cabinets and a pleasant wooded outlook to the side.

Bedrooms two and three are both twin bedrooms with pleasant outlooks to each side and matching bedside table and single wardrobe in each.





Gardens & Grounds

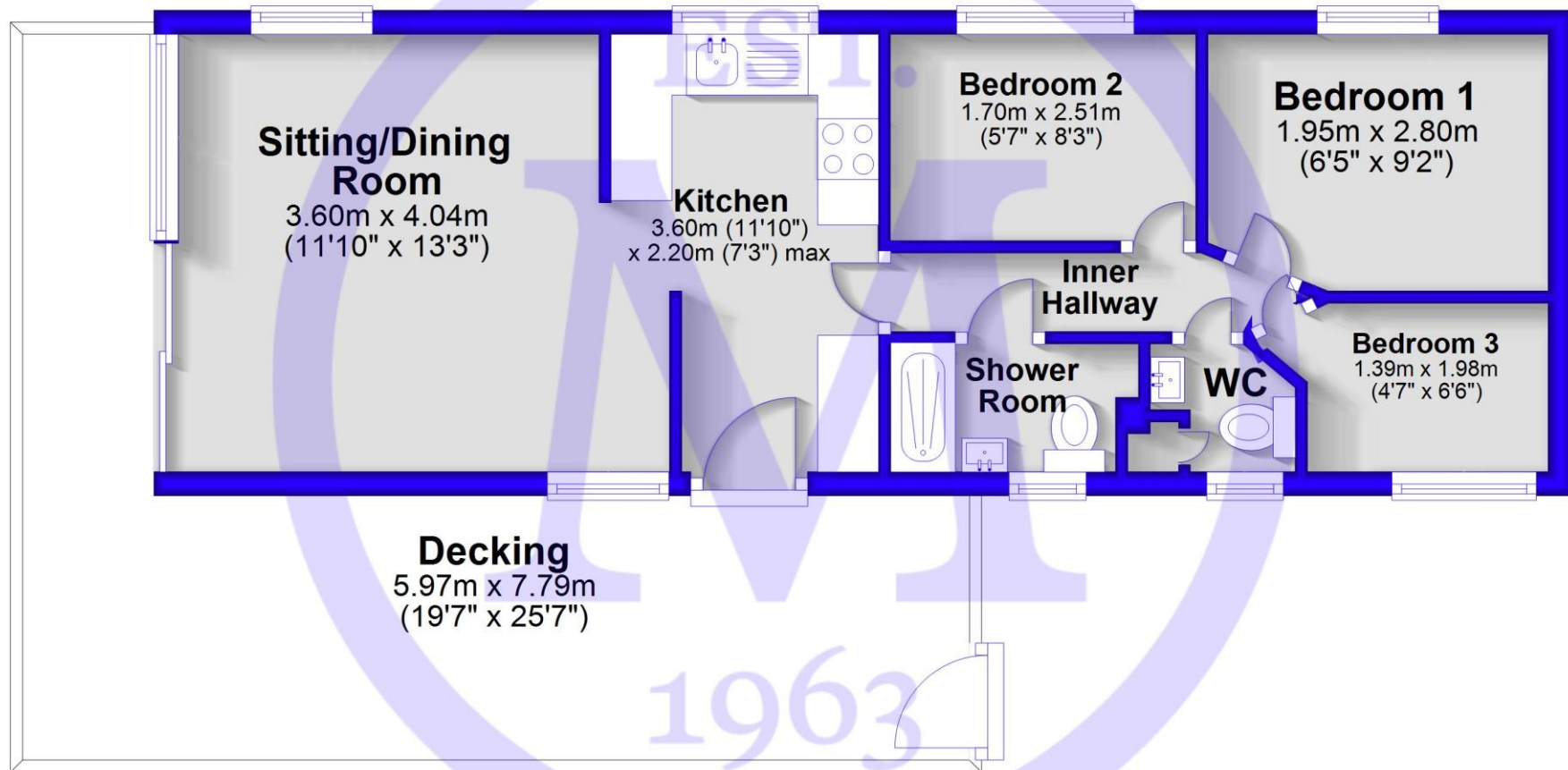
440 Seabreeze benefits from a generous area of decking measuring approximately 5.97m x 7.79m, which provides an excellent area for outside entertaining. There is also area for storage and a parking bay to the front.

Services

At Shorefield Country Park the site fees run from November to October and the rates charge runs April to March. These can be paid over six or twelve months. The gas and electricity are metered and billed in May and November. The park is open from 10th February to 5th January.

Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 41.1 sq. metres (442.3 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

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 440 Seabreeze.





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