



*372 Seabreeze, Shorefield Country Park, SO41 0LH*

£80,000

**Mitchells**  
1963 — TODAY



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

An immaculately presented and ideally positioned two bedroom holiday home, situated on a fantastic pitch in the popular Shorefield Country Park. This ABI Ambleside Premier offers excellent accommodation with a spacious open plan kitchen/living area, two bedrooms with bedroom one benefiting from an en-suite shower room, a modern shower room, two parking spaces, a large decking area, and a long remaining license.

- 2024 ABI Ambleside Premier 40x14
- 2026 Site Fees: £7694.68pa
- 2026 Rates: £930.32pa
- License Ends 31/10/2044
- Second Home Only, Cannot Be Main Residence
- Modern Open Plan Kitchen/Living Area
- Two Large Bedrooms
- Two Modern Shower Rooms
- Two Parking Spaces
- Impressive Pitch



## The Property

Entrance hall with tile effect flooring, a cupboard housing the gas fired central heating boiler, and useful coat hooks.

The spacious open plan kitchen/living area benefits from a bright triple aspect with sliding doors onto the decking, a feature fireplace, and a four seater dining table with chairs. The kitchen is fitted with an impressive range of shaker style wall and base units, a contrasting marble effect worktop and a continuation of the tile effect flooring. It includes a one and a half bowl sink unit with mixer tap and drainer, a five burner gas hob, raised electric ovens, and an integrated microwave, fridge/freezer, dishwasher, washing machine, and extractor fan.

The family shower room has tiled flooring, a Velux window, and a modern suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, a ladder style heated towel rail, a shower cubicle with a thermostatically controlled shower and sliding glass door, and a wall hung storage unit.

Bedroom one is a king sized room with a UPVC double glazed window and a great range of matching fitted furniture, including bedside tables, a dressing table, a double wardrobe, and a door leading to the en-suite.

The en-suite comprises a WC, a wash hand basin with a mixer tap over and storage beneath, a mirror fronted medicine cabinet, wall hung storage, extractor fan, and a shower cubicle with thermostatically controlled shower and sliding glass doors.

Bedroom two is laid out as a twin room with two single beds, a single wardrobe, a matching dressing table with mirror above, and a bedside cabinet.





## *Gardens & Grounds*

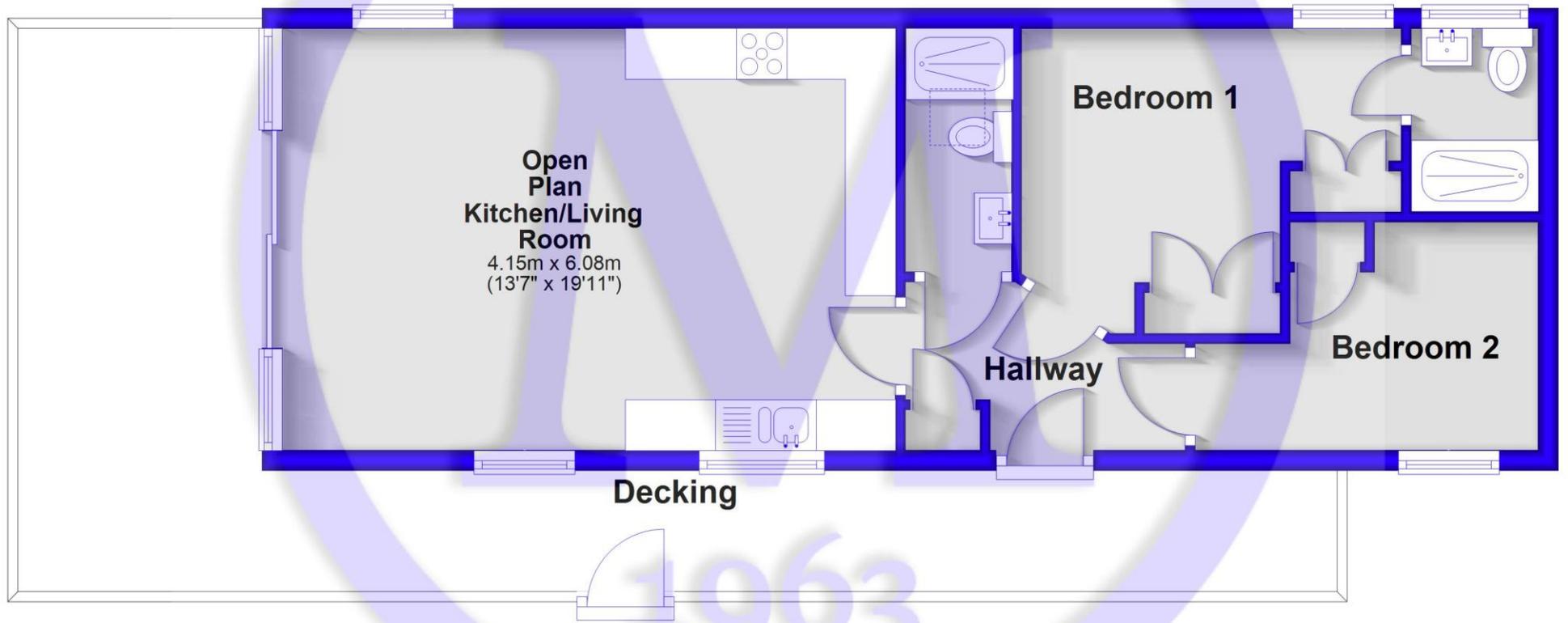
372 Seabreeze is an impressive pitch featuring a large decking area that enjoys an excellent degree of privacy and sunlight. There is also mature hedging providing additional privacy, an area of lawn, outside storage boxes, and two parking spaces.

## *Services*

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

# EST. Floor Plan

Approx. 51.7 sq. metres (556.1 sq. feet)



Total area: approx. 51.7 sq. metres (556.1 sq. feet)





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