



372, Seabreeze, Shorefield Country Park, Downton, 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 ensuite 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.



Site Fees & Charges

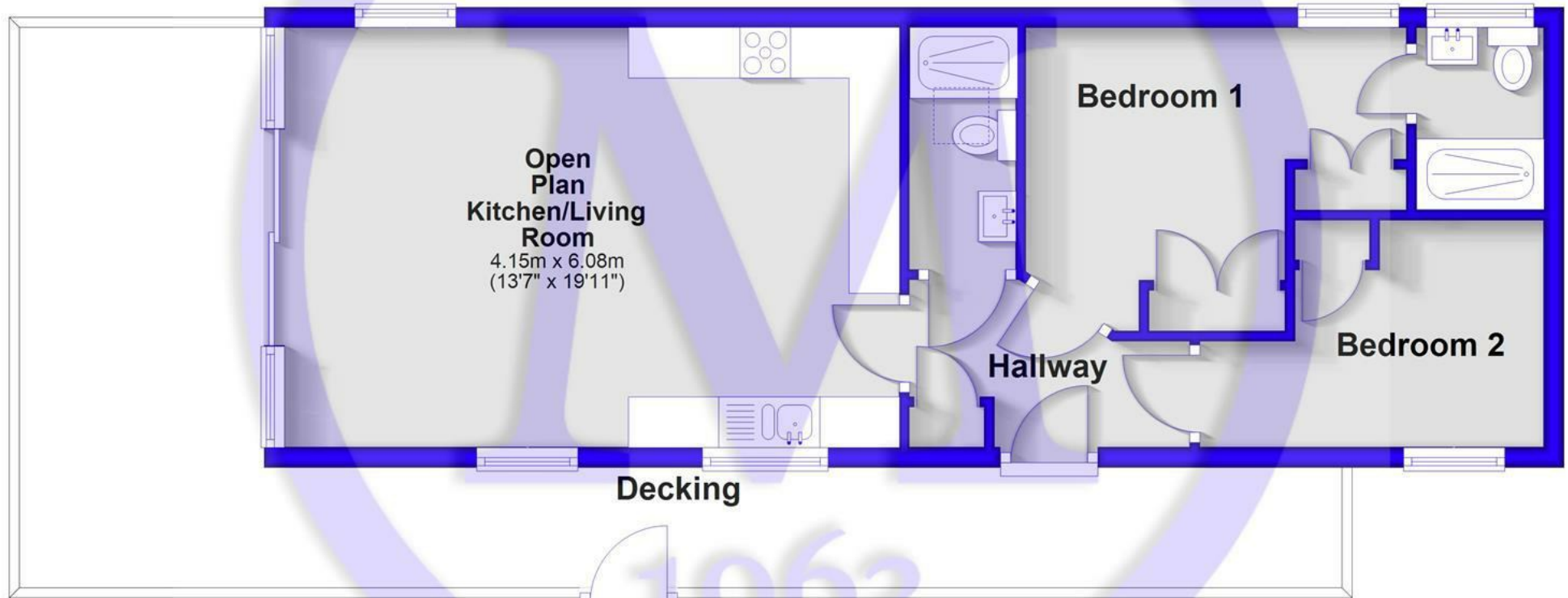
Annual Site Fee:

Rates:

Licence Valid Until:

EST. Floor Plan

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



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

Situation

Located on the southern edge of the New Forest National Park and just a short stroll from the shingle beaches of Milford on Sea, the award-winning Shorefield Country Park offers an idyllic spot for the ultimate getaway. The park boasts a wide range of excellent facilities, including heated indoor and outdoor pools, a gym and day spa, bars, a restaurant, a fishing lake, pet-friendly areas, play areas, tennis courts, and live family entertainment.

At Shorefield Country Park, site fees run from November to October, while the rates are charged from April to March. These fees can be paid either over six or twelve months. Gas and electricity are metered, with bills issued in May and November. The park is open from 10th February to 5th January, providing a fantastic year-round retreat.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

