

**Head Office:**  
 Dixon Kelley Estate Agents  
 1 Penn Court  
 Station Road, West Moors  
 Dorset. BH22 0JJ

# DORSET PARK HOMES

**DRAFT**

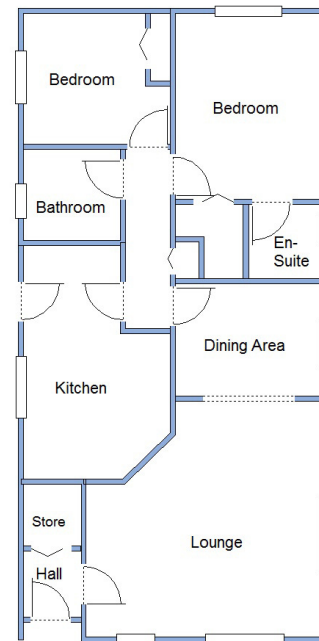
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**4 Crystal Hollow, Southampton Road, Godshill, Fordingbridge. SP6 2JJ**



**Spacious Park Home on small, 'Pet Friendly' Park**



This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 40' x 20'

Accommodation & approximate room dimensions:

- Wessex 'Melbury' 2005
- Entrance Hall: Walk-in store cupboard housing Worcester combination gas boiler.
- Kitchen: approx 14'9" x 9'4" max. Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Integrated fridge/freezer. Space for washing machine. Door to garden.
- Lounge: approx 15'3" x 14'9" max. Feature fireplace.
- Dining Area: approx 9'4" x 7'2".
- Inner Hall: Linen cupboard. Hatch to roof space.
- Bedroom 1: approx 11'8" x 9'4" Plus walk-in wardrobe.
- En-Suite Shower Room
- Bedroom 2: approx 9'4" x 8'7". Built-in wardrobe. Door to garden.
- Bathroom: Panelled bath. Pedestal wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Delightful Garden with Summerhouse
- Parking on Plot for 2 cars Concrete Shed
- Age Restriction 50+ Pets Considered
- Small, modern Residential Park of only 10 homes
- Near to Fordingbridge Town Centre

## Edge of New Forest



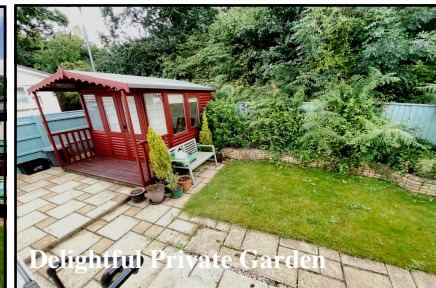
Kitchen



Lounge/Dining Room



Rear elevation



Delightful Private Garden

**Price: £215,000**

**Pitch Fee: approx £188 per month**

**Subject to Annual Review**

**Council Tax Band: 'B'**

**Tenure: 1983 Mobile Homes Act Agreement**

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511**

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W04854

*The recommended specialist in Park Home sales*  
 Partner: Simon Dixon

