

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

# DORSET PARK HOMES

**DRAFT**

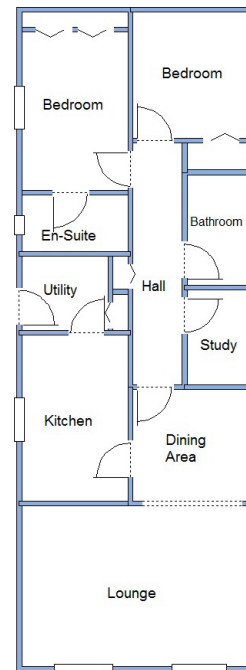
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**50 Hillbury Park, Hillbury Road, Alderholt, Fordingbridge. SP6 3BW**



**Spacious Park Home Backing onto Farmland**



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

## 2-Bedroom Park Home - approx 42' x 16'

Accommodation & approximate room dimensions:

- Stately Albion Park Home approx 2004
- Lounge: approx 15'5" x 11'2". Feature fireplace.
- Dining Area: approx 7'9" x 7'7". Patio Door to garden.
- Kitchen: approx 11'7" x 7'5". Range of floor and wall cupboards. Built-in oven & hob with extractor fan above. Space for fridge/freezer.
- Utility Room: Plumbing for washing machine. Fitted storage cupboards. Combination gas boiler. Door to garden.
- Inner Hall: Linen cupboard.
- Bedroom 1: approx 10'3" x 7'5" Plus built-in wardrobes.
- En-Suite Shower Room
- Bedroom 2: approx 8'8" x 7'5" Plus built-in wardrobes.
- Bathroom: Panelled bath, wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Private Garden mainly laid to patio & backing onto farmland. Metal shed.
- Parking on Plot
- Age Restriction 45+      Pets Considered
- Popular Residential Park in semi-rural location near to local amenities and within a short drive to Fordingbridge town centre.

**Price: £165,000**

**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.W04480

## Delightful Private Garden



**Pitch Fee: approx £228.71 per cal month**

**Subject to Annual Review**

**Council Tax Band: 'A'      Tenure: 1983 Mobile Homes Act Agreement**

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

