







Found in a quiet setting, this detached two bedroom park home is well presented and features spacious room sizes throughout. Both bedrooms are generous and benefit from useful built in furniture including wardrobes and drawers and plenty of natural light flooding in. There is an en-suite from the main bedroom as well as a separate modern shower room. The sitting room is a great size with ample room for a dining table. In the kitchen there is plenty of storage space with a good range of cupboard and drawer units and space for appliances. Outside, the gardens are low maintenance with a decorative paved seating area to soak up the sun and established shrubs and trees to enjoy. To the side of the home is a single garage and driveway with parking for one vehicle. The location of this home is perfect with visitor spaces just a stone's throw away. Available now chain free - this home has so much to offer! Call us now to see if this home will work for you.



### Entrance Hallway

10' 5" x 4' 8" (3.17m x 1.42m)

Storage cupboard housing combination boiler. Window to side and radiator.

### Sitting/Dining Room

21' 0" x 13' 9" (6.40m x 4.19m) decreasing to 11' 10" x 9' 4" (3.60m x 2.84m)

Large L shaped room with space for a dining table. Two windows to front and two windows to side. Three radiators.

### Kitchen

13' 4" x 9' 1" (4.06m x 2.77m)

A good range of wall and base, cupboard and drawer units. Single oven, gas hob with integrated extractor fan over. Space for an upright fridge/freezer and space and plumbing for a washing machine. Sink and half with drainer. Radiator. Window to side and door to side.

### Inner Hallway

7' 1" x 2' 11" (2.16m x 0.89m)

### Bedroom 1

12' 2" x 9' 0" (3.71m x 2.74m)

Double bedroom with three built in wardrobes and a built in set of chests of drawers and dressing table. Window to side and radiator.

### En-Suite

5' 4" x 4' 3" (1.62m x 1.29m)

Shower cubicle, pedestal wash basin and WC. Radiator and window to rear.

### Bedroom 2

14' 10" x 9' 1" (4.52m x 2.77m)

Double bedroom with built in over bed storage cupboards and wardrobes. Built in set of chests of drawers and dressing table. Window to rear and radiator.

### Shower Room

7' 2" x 6' 2" (2.18m x 1.88m)

Shower cubicle, wash basin with tiled splashback and storage under. WC, window to side and radiator.

### Outside

To the front there is a lawn area with a plum slate shrub border and a block paved driveway with space for one vehicle. Steps up to the entrance door and steps to the side entrance door. The rear garden is low maintenance and features a decorative paved seating area, garden shed and a small lawn area.

### Garage

19' 11" x 8' 4" (6.07m x 2.54m)

Single garage with up and over door. Power and lighting and space for a tumble dryer. Window to rear and pedestrian door to side.

### Agent's Note

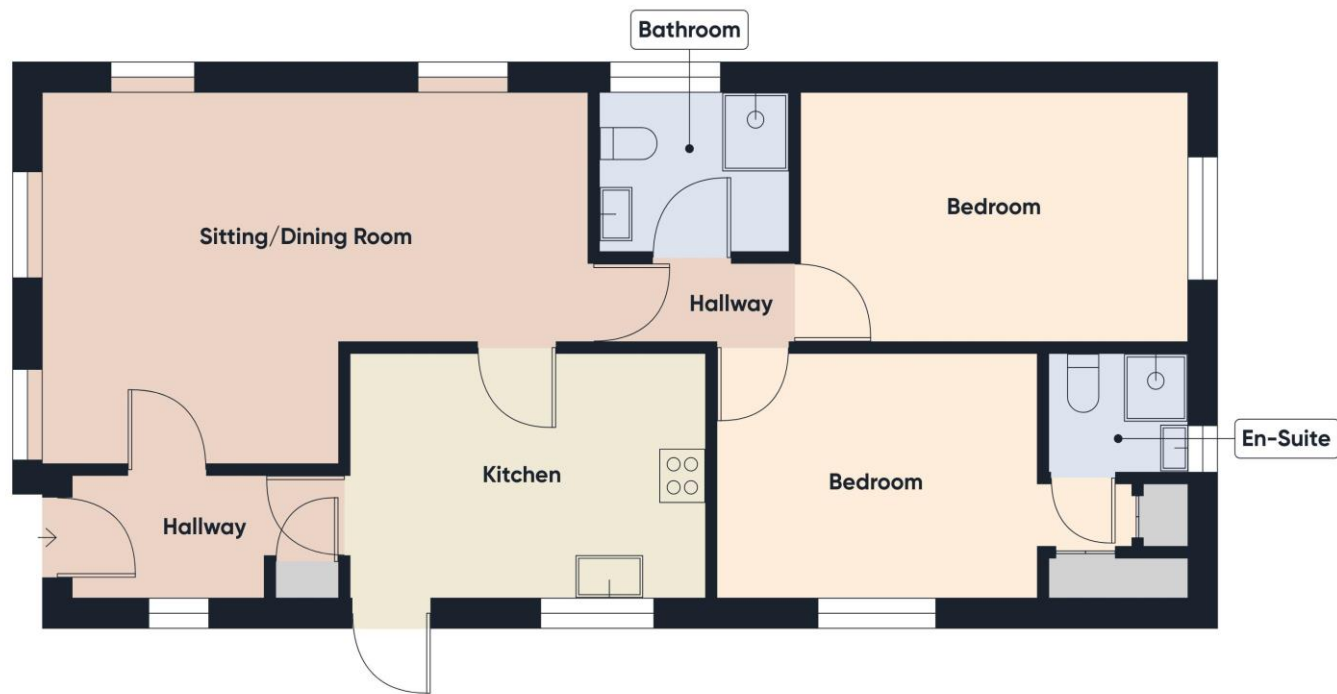
The current pitch fee for this park home is £163.67 per month with an additional water charge of £8.80 per month.

Sewerage is a separate payment to Anglian Water.

Pitch fees are reviewed annually.

This is a 2001 Statelty Goodwood Badminton Special and the size of this park home is 44 x 19 Ft.

This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.