

**NO ONWARD CHAIN. Two bedroom holiday park home in Solent Breezes with ensuite facility, fitted kitchen, decking, off road parking and situated close to the beach and facilities of this well regarded Holiday Park.**

**The Accommodation Comprises:-**  
Door into:

**Open Plan Lounge/Kitchen 19' 4" x 11' 8" (5.89m x 3.55m)**  
Double glazed window to sides, sliding patio doors giving access to decking, radiators, Kitchen with base and eye level units, sink, oven, space for American style Fridge Freezer, washing machine, microwave, extractor hood.

**Inner Hallway:-**  
Door into:

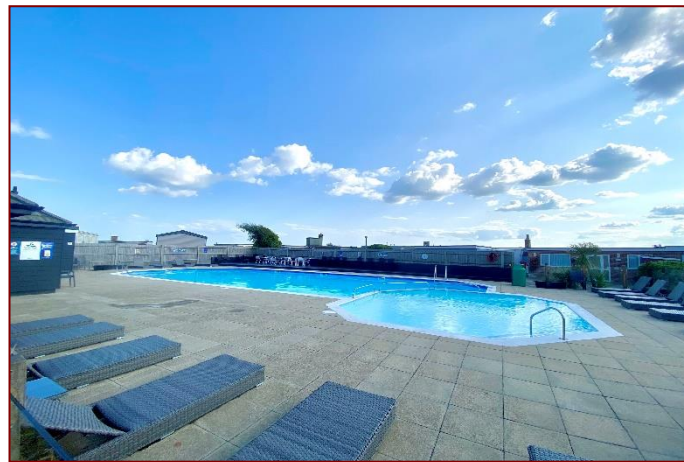
**Bedroom 1:- 11' 7" x 9' 10" (3.53m x 2.99m) Maximum Measurements**  
Window to side, radiator, fitted wardrobe and bedroom furniture, door to:

**Ensuite Shower Room:-**  
Winodw to side, shower cubicle, WC, wash hand basin, towel rail, heated towel rail, extractor fan.

**Bedroom 2:- 8' 4" x 5' 5" (2.54m x 1.65m)**  
Window to side elevation, radiator, fitted wardrobe unit.

**Shower Room:-**  
Window, heated towel rail, WC, wash hand basin inset vanity unit, shaver socket, extractor fan.

**Outside:-**  
Off road parking, decking area, storage unit.







#### Nota Bene

Council Tax Band:- n/a

Tenure: - Leisure Licence, 10 months occupancy per annum, Maintenance: Approx. £9,000 per annum approx..

Property Type: - Holiday Park Home

Electricity Supply: - Mains

Gas Supply: - Regularly replenished Site container

Water Supply: - Mains

Sewerage: - Septic Tank

Heating: - Central Heating

Broadband - Currently supplied by BT. Average available download speed for this Postcode of 21MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Driveway

Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*DRAFT DETAILS\*

£55,000

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