

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

# DORSET PARK HOMES

**DRAFT**

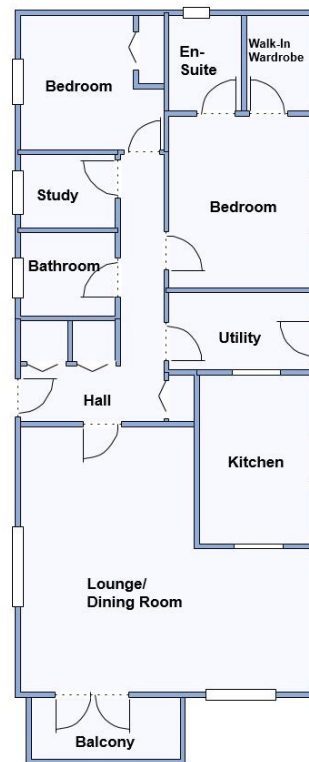
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**14 Hillbury Park, Alderholt, Fordingbridge. SP6 3BW**



**Spacious Modern Park Home**



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

## 2-Bedroom Park Home - approx 45' x 20'

Accommodation & approximate room dimensions:

- Sovereign 'Berkswell' approx 2016
- Hall: Cloaks cupboard & broom cupboard.
- Lounge/Dining Room: approx 19'3" x 17'3". Feature fire-place. Bay windows & double doors to BALCONY
- Kitchen: approx 11'1" x 7'4". Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Space for fridge/freezer. Integrated dishwasher.
- Utility Room: Space for washing machine & tumble dryer. Cupboard housing combination gas boiler. Door to garden.
- Study: High level storage cupboards.
- Bedroom 1: approx 11'2" x 9'6". Walk-in wardrobe.
- En-Suite Shower Room
- Bedroom 2: approx 9'4" x 8'9" Built-in wardrobes.
- Bathroom: Panelled bath, wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Private Patio Garden with sunny aspect. Metal shed.
- Parking on Plot, Block driveway
- 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.

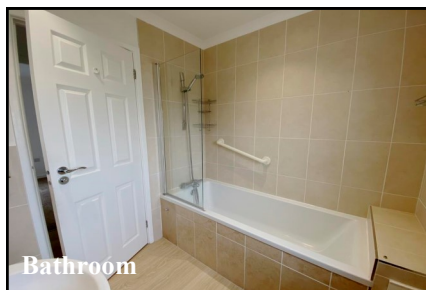
## 'Pet Friendly' Park



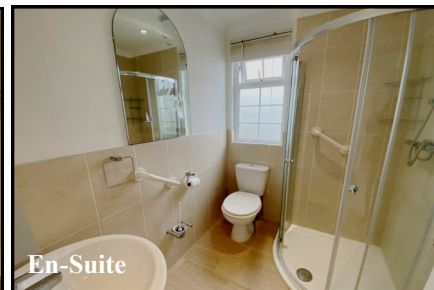
**Kitchen PLUS Utility Room**



**Lounge/Dining Room**



**Bathroom**



**En-Suite**

**Price: £175,000**

**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.W04759

**Pitch Fee: approx £267.87 per 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

