

2a Rowan Field, Bashley, BH25 5QR



£55,000



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A beautifully presented fully furnished holiday home situated in one of the most sought after sites in the New Forest and offering numerous features including UPVC double glazing, electric heating with radiators, three bedrooms, bathroom allocated parking, spacious sun deck, indoor and outdoor swimming pool, restaurant, bar, golf and gym.

**SITTING ROOM 4.1m x 3.5m
13'5" x 11'6"**

Accessed via sliding patio doors, additional aspect to the side elevation through UPVC double glazed window. Two double panelled radiators, power points, fitted electric fire with wall mounted television over and dimmer switch control for lighting. Wall mounted programmer and time clock for central heating. Sofa Bed, Openway through to:



**KITCHEN/DINER 4.1m x 2.7m
13'5" x 8'10"**

Aspect to both side elevations through UPVC double glazed windows. UPVC double glazed door providing access onto side elevation. Single circular sink with matching drainer set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Integrated washer/dryer, slimline dishwasher, electric oven with Halogen electric hob and stainless steel extractor fan over. Eye level storage cupboards, power points, wall mounted microwave with storage over. Display shelving, fitted American style fridge/freezer ice maker, filtered cold water dispenser and

storage to side. Recessed lighting and under counter lighting.



INNER HALL

Recessed lighting, single panelled radiator.

**BEDROOM ONE 2.9m x 2.6m
9'6" x 8'6"**

Aspect onto the rear elevation through UPVC double glazed bay window. Ceiling light point, double panelled radiator, bed with storage beneath and bedside cabinets and range of drawers over. Wall mounted lighting, recessed wardrobe. Storage cupboard housing electric water heater for central heating together with additional cupboard and recessed light.



**BEDROOM TWO 2.8m x 1.8m
9'2" x 5'11"**

Aspect onto the side elevation through UPVC double glazed window. Ceiling light point. Fitted wardrobe unit with

shelving and wall mounted storage cupboards, panelled radiator.

**BEDROOM THREE 2.8m x 1.8m
9'2" x 5'11"**

Aspect onto the side elevation through UPVC double glazed window. Panelled radiator, power points, fitted wardrobe unit with drawers beneath and storage cupboard to side.

MAIN BATHROOM

Obscure UPVC double glazed window facing side elevation. Recessed lighting, extractor fan, panelled bath unit with hot and cold monobloc mixer tap and shower attachment. Low level WC, wash hand basin with monobloc mixer tap set into a vanity unit with storage beneath. Wall mounted mirror fronted medicine cabinet with lighting.



OUTSIDE

On the front elevation there is a large sun deck providing space for seating and dining. This continues along the side elevation with outside light and additional access to the property. The area surrounding the home is mainly laid to lawn and there is an allocated parking space together with additional

parking in close proximity.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

CHARGES & LEASE

The vendor informs us the the Ground Rent is £4,261.20 Per annum and there is an approximate lease of 13 years.

FACILITIES

Bashley caravan park is located equal distance between Barton on Sea cliff top and the open New Forest. The site has both an outside and indoor pool, Gym, Restaurant, Golf Course and Bar.



DIRECTIONAL NOTE

From our office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge until reaching the roundabout at Bashley Cross Roads. Turn right into Sway Road and continue for approximately quarter of a mile and Bashley Caravan Park will be found on the left.

WEB SITE

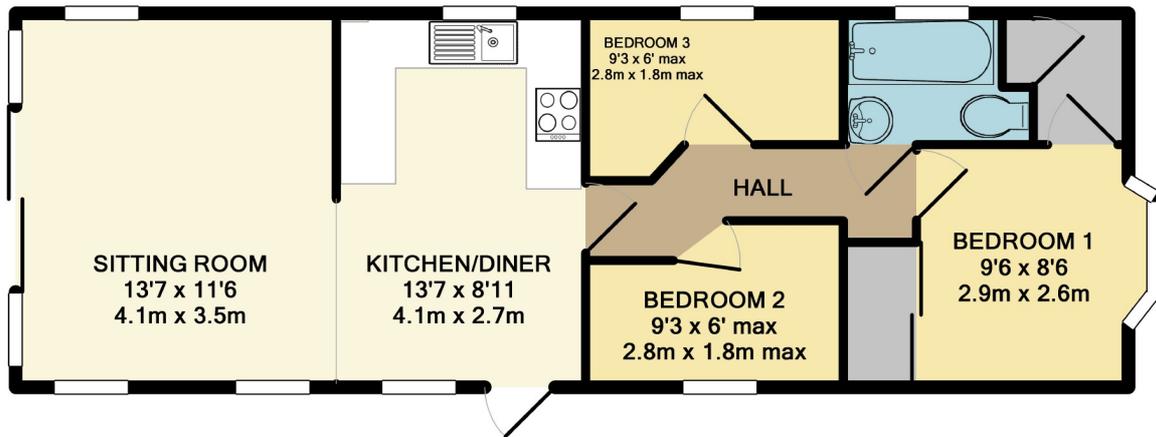
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PLEASE NOTE

All measurements quoted are approximate and for general

guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.





TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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