



**£195,000\***

**\*Site Fees Apply**

**1 Hamble Park, Warsash  
Southampton, Hampshire SO31 9JU**



## Quick View



2 Bedrooms



No



1 Living Room



1 Bathroom



Park Home



EPC Rating N/A



Parking for Two Cars



Council Tax Band A

### Reasons to View

- If you love watching the wildlife, and the 'comings and goings' of people, plus a super sunny outlook, this is the right home for you.
- Tweaked to accommodate wheelchair access, and a Lift Tech entry system is in place for ease of access.
- Tandem parking for two cars here, plus you're just a stone's throw from the visitors' car park for all your guests.
- Storage is in abundance here! Both bedrooms have wall to wall wardrobes, and a utility has lots of additional space too.
- Set on a corner plot, you can enjoy the sun with your morning cuppa, and the evening sun on the patio for alfresco dining.
- Well maintained inside and out, with new insulation in 2023; plus, the added benefit of Solar Panels with a storage battery, you'll be super cosy here.

### Description

As you know, it's all about the position, and we think this Park Home is hard to beat. Set back from the road and on a lovely corner plot next to woodland, this is a home that should bring you lots of enjoyment, especially if you are a keen bird watcher. Boasting tandem parking for two cars, the driveway leads to the front door which has a handy lift for those who are less mobile.

A useful utility is ideal for slipping off shoes and hanging coats, and has plumbing for a washing machine as well as space for a fridge freezer. An archway leads you to the very well-fitted kitchen with anti-slip flooring. Cream shaker style units with under unit lighting and attractive tiled splashbacks have pan drawers, an integrated gas hob, double electric oven, and dishwasher.

A light, bright, spacious L-shaped sitting/ dining room has a triple aspect, enjoying the sun from morning till night; the front windows are fitted with awnings to provide shade, and the side window has a continental shutter. There is a front porch into the sitting room which would make a handy study as an alternative use if desired.

Both the well-proportioned bedrooms have wall-to-wall wardrobes with shelving and drawers fitted, and they share the adapted shower room which is fitted with a crisp white suite with marble-effect wipe-down panels for ease of cleaning and anti-slip flooring. Outside, the garden is wrapped around, with areas of lawn and a patio for the evening sun and a useful storage shed.

Offered as a vacant possession, you could enjoy living here in no time. Please have a look at our video tour to see all that is on offer.

### Other Information

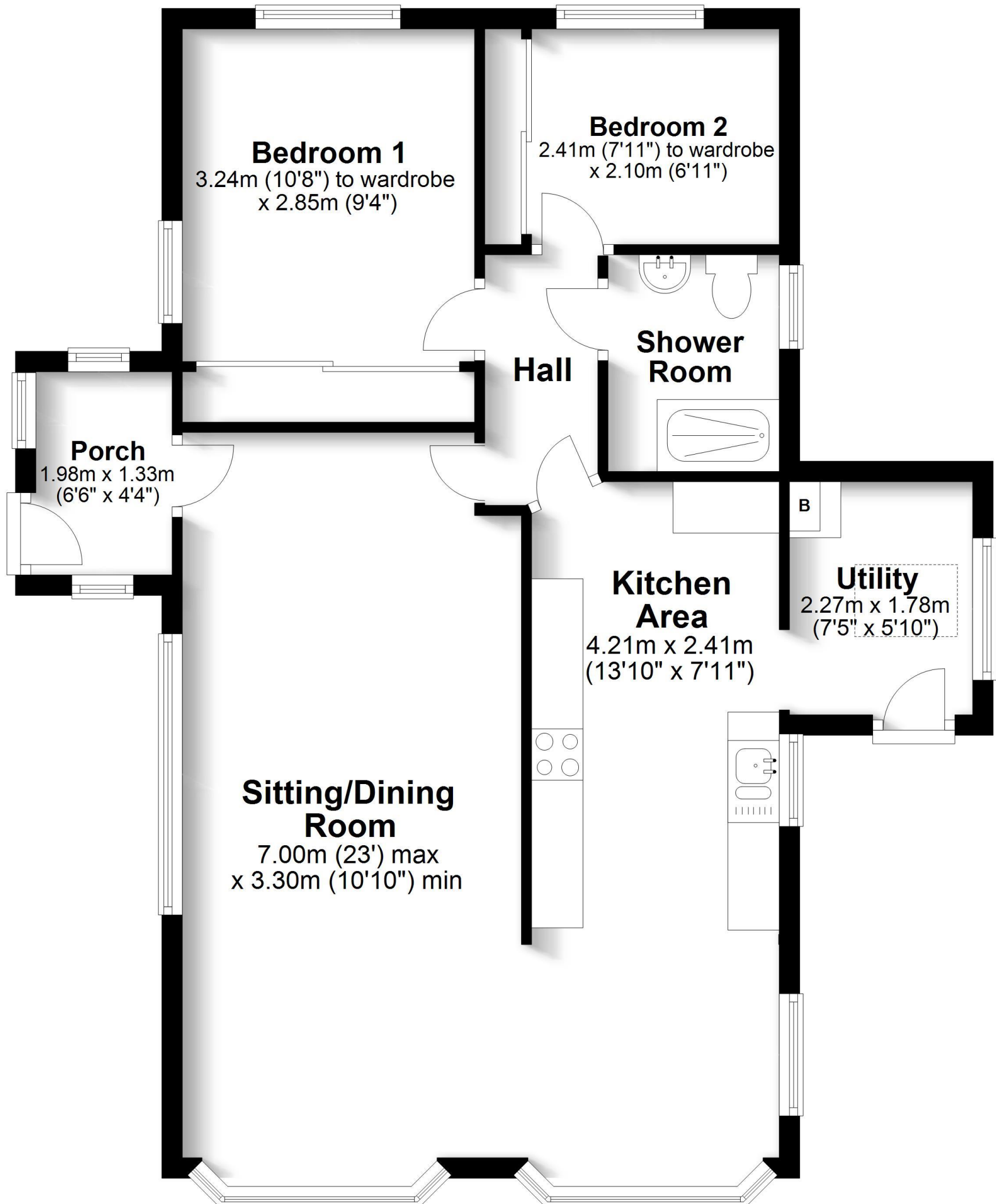
This over 50's mobile home park is owned and run by Berkeley Parks. There is an individual mains gas supply with metered electric and water supplied via the site and a monthly pitch fee of £193.99. Bedroom 2 has a standard door width, so wheelchair access may not be possible here.

### Directions

<https://what3words.com/drew.vacancies.rifled>

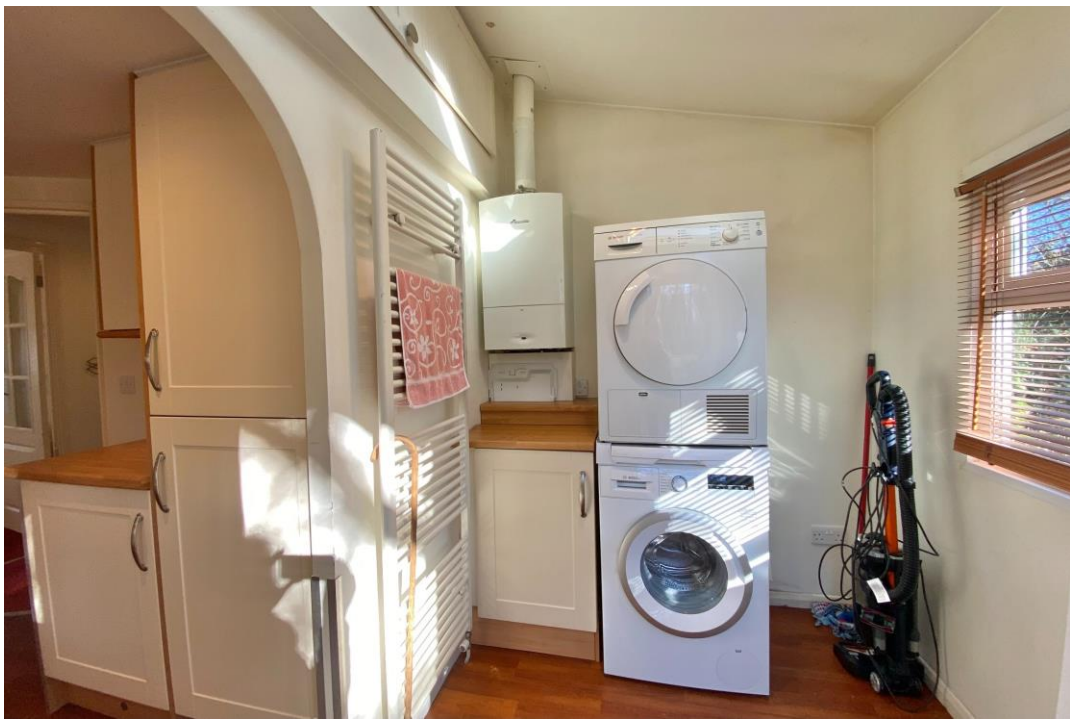
# Ground Floor

Approx. 71.5 sq. metres (769.7 sq. feet)



Total area: approx. 71.5 sq. metres (769.7 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to [www.robinsoneade.co.uk/referral-fees](http://www.robinsoneade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast