



40 Little Holbury, Lime Kiln Lane, Holbury, SO45 2JS



ANTHONY JAMES
PROPERTIES

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Lime Kiln Lane
Holbury
SO45 2JS

This appealing park home boasts an enviable position at the end of the development and enjoys a direct, pleasing outlook across fields and onto woodland. Internally, the accommodation features a dual-aspect lounge with glazed, bi-fold doors opening onto a large, south-westerly facing sun deck. In addition to this, there is a kitchen/dining room, two bedrooms and a white suite bathroom. Outside, you will find garden areas to the side and rear, space for parking, a brick-built storage shed and a metal shed. The property is heated by an LPG boiler and radiators. This would make an excellent property for those over 50 as a residence or as a holiday home. We strongly advise viewing.

Price: £129,950



LOCATION

The property is positioned on the edge of The New Forest National Park with direct access nearby. There are a wide range of local amenities in Holbury including shops, restaurants, bars and a supermarket along with schools catering for all age groups. There are bus services running a regularly service around the waterside with other links to most of the surrounding areas. Gang Warily

recreation centre, Calshot Beach and Activity Centre, Lepe Country Park and Dibden Golf Course are all in proximity allowing many outside interests to be enjoyed. The neighbouring town of Hythe boasts a wealth of history as well as a passenger ferry service running regularly to Town Quay in Southampton.

HALL

UPVC front door opens onto the hall. Doors to bedrooms, bathroom and kitchen/dining room.

KITCHEN/DINING ROOM

A range of cupboard and drawers are fitted at base as well as eye level. Granite effect, roll-edged work surfaces include an inset sink/drain and mixer tap with matching splash backs. Integrated appliances include a double gas oven with grill, a gas hob and a fridge. A matching cupboard houses the 'Vaillant' LPG fired boiler. Windows to both sides. The wall between the kitchen and the lounge features an inset fish tank.

LOUNGE

Double glazed bi-fold doors enjoy an outlook onto the surrounding fields and open onto the south-westerly facing sun deck. Window to

side.

BEDROOM ONE

Recently replaced carpet. Window to rear.

BEDROOM TWO

Window to side.

BATHROOM

White suite comprises a bath with mixer tap shower, a WC and a hand basin with fitted drawers. Tiling to walls with a cupboard to one corner, a heated towel rail and an extractor fan. Window to side.

OUTSIDE OF THE PROPERTY

GARDENS

Gardens extend to the side and the rear with a pathway, a paved seating area and steps to



the front door. There is a brick storage shed and a metal shed. The LPG storage tank is positioned to the rear.

PARK INFORMATION

This property is an R S Hills & Sons estate for the over 50s. The occupier is required to keep the home in a sound state of repair while also maintaining the outside area of the pitch (including fencing and outbuildings).

FEES PAYABLE

Pitch fee payable every 28 days of £177.07.
Water rates payable every 28 days of £22.17.
Electric is on a pay as you go card (located in the shed).

The property is in council tax band 'A'.

****All fees and details were provided to us by the seller on 26th February 2021****





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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