



*At home in Alresford*

# 35 Valdean Home Park

ALRESFORD, HAMPSHIRE, SO24 9AY

## Asking Price £89,950

- One Bedroom Park Home
- Sitting Room, Kitchen and Bathroom
- Walking Distance of Shops and Facilities
- Parking Space and Small Garden
- Gas Central Heating and Double Glazed Windows
- No Onward Chain
- Metered Electricity Site Charge
- £2160pa Service Charge

A one bedroom park home located on a very pleasant and popular site just a few minutes' walk from the shops and facilities in the centre of Alresford. This property has been much loved by the current owner and comes with a small rear garden and a parking space to the side. There is no forward chain.

The accommodation comprises of a sitting room with dual aspect double glazed windows, kitchen with wall and base units, inset sink unit, and worktops. There is a double bedroom and a bathroom. The property has gas radiator central heating.

There is a small garden to the rear and a parking space to the side





Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

### **SERVICES**

Mains water, electricity and gas connected. Shared drainage system.



### **LOCAL AUTHORITY INFORMATION**

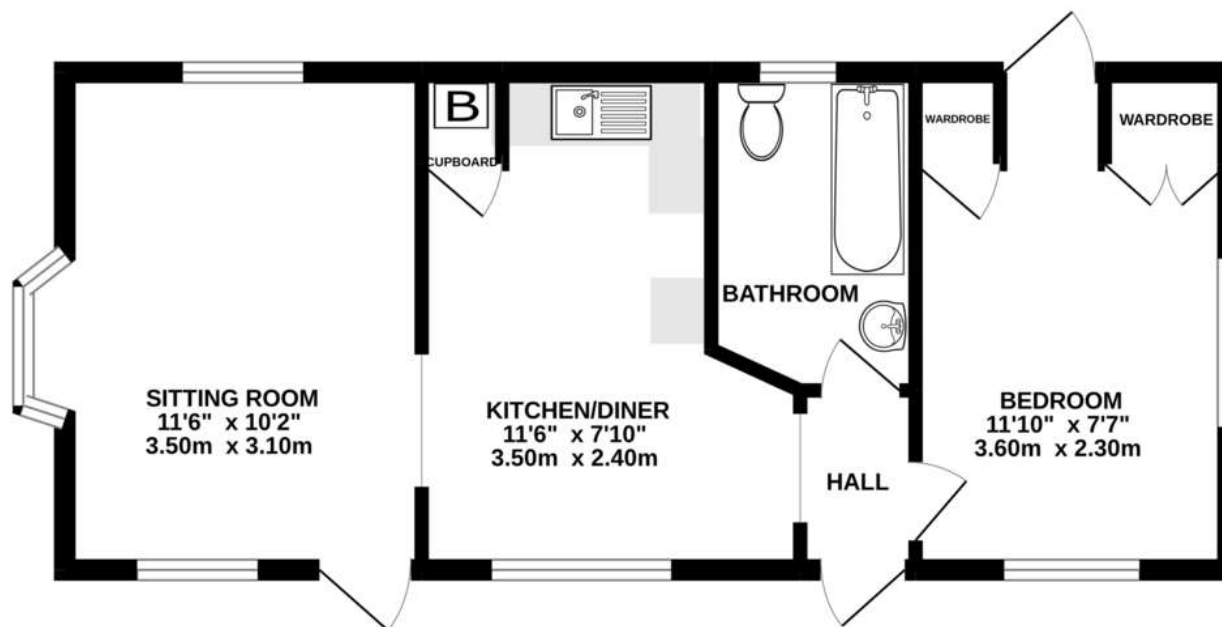
Winchester City Council  
Council Tax Band: F

### **DIRECTIONS**

From the centre of Alresford head down West Street (in the direction of Winchester). Turn right into The Dean. Valdean Park will be found a little way along on the right hand side. We recommend parking on The Dean. Go into Valdean Park, walk straight ahead up to the top of the park then bear left where No.35 will be found at the end on the bend.



## GROUND FLOOR 435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

**01962 736333**

**sales@hellards.co.uk | hellards.co.uk**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

