











**£140,000**  
Leasehold

**14 Dibbles Park, Warsash**  
Southampton, Hampshire SO31 9SA





## Quick View

|   |                           |   |                         |
|---|---------------------------|---|-------------------------|
|   | 2 Bedrooms                |  | No Garage               |
|  | 1 Living Room             |  | 1 Bathroom              |
|  | Mobile Home               |  | EPC Rating Not Required |
|  | 1 Allocated Parking Space |  | Council Tax Band A      |

## Reasons to View

- If you are you looking to downsize and releasing capital but not keen on the idea of communal living in a flat? Then why not consider a park home?
- All the mod cons you'd expect in any property, including UPVC double glazing and mains gas central heating.
- The bathroom has been re-fitted with a modern white suite, chrome heated towel rail and panelled walls.
- There are two double bedrooms and a light bright living room enjoying a double aspect.
- Situated in a corner plot at the edge of the site the garden area wraps around with private areas for sitting out and enjoying the sun, there's also allocated parking.
- Dibles Park is beautifully maintained and managed by a residents management company. There are no age restriction.

## Description

Dibles Park is in an enviable location close to Warsash Common for those who enjoy their walks and just ¾ mile stroll to Warsash Village centre. Driving into the park you will notice how tidy and well maintained it is, there is an on-site manager to run things including the touring pitches which help to subsidise the running costs of the park. There is allocated parking for one car with path up to mobile home which is set back in a corner plot.

Steps lead up to the porch where there is plumbing for the washing machine and door opens to the hallway. To the front of the mobile home is the living room which is dual aspect with windows to the front and side. The kitchen is also dual aspect and sold to include the free standing white goods and oven. The wall mounted Worcester gas combination boiler provides heating and hot water.

At the rear is the larger bedroom spanning the width of the home with fitted wardrobes to one wall, bedroom two also has wardrobes but could accommodate a double bed if removed. The bathroom has been refitted with a modern white suite with vanity wash basin and bath with separate shower over.

The gardens are open plan and wrap around the property, enjoying a corner plot there are some private areas for sitting out. There are also two sheds for storage. Offered with vacant possession and with no solicitors required this is could be a swift move for you.

Further information: We have been advised that the Park has a 50-year lease from Fareham Borough Council which commenced in 2013. A site charge of £123.00 is payable monthly to Dibles Park Ltd, this includes the upkeep of the park and the ground rent payable to Fareham Borough Council. Pets are not allowed. There is no stamp duty payable on the purchase of a mobile home. There is an event fee of 10% of the sale price upon disposal of the property which is payable to Dibles Park Company Ltd. Water & Electric are metered and supplied via the site. Gas is mains.

## Other Information

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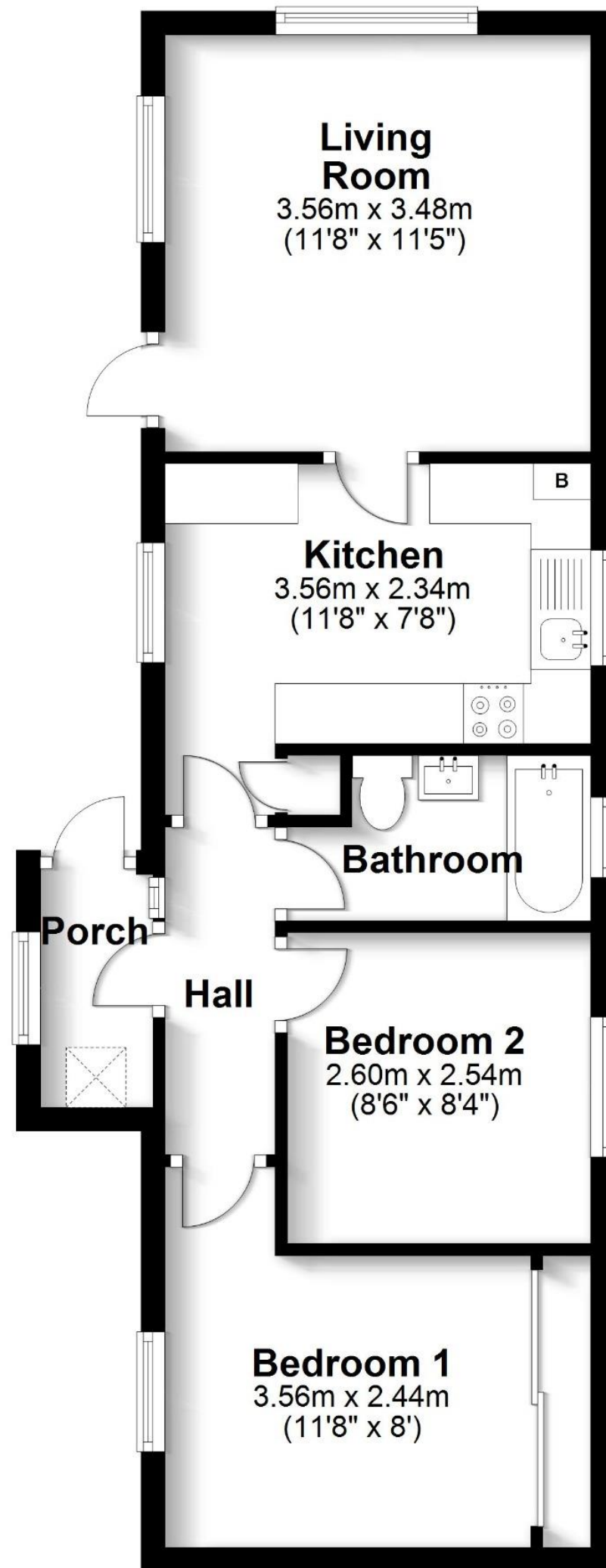
## Directions

<https://what3words.com/witty.decimals.ruler>

Dibles Park, Warsash

## Floor Plan

Approx. 46.9 sq. metres (504.3 sq. feet)



Total area: approx. 46.9 sq. metres (504.3 sq. feet)

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