



**Connells**

Sunset View Napier Road  
Poole



## Property Description

A fantastic three bedroom park home in the extremely popular Rockley Park Site. The open plan lounge/diner area has an electric fireplace and sofa bed seating. There is a shower room and an additional separate WC. This makes a superb holiday home and/or investment property which is being offered with no forward chain. the property can sleep more than six people at a time. Viewing is highly recommended to fully appreciate the accommodation on offer.

The park home is situated in Haven's holiday resort of Rockley Park in Hamworthy. On site there is a right to use private owners club with bar, outside pool, Jacuzzi, BBQ, tennis courts, restaurant & gym. Other public facilities to name a few include spa, outside pool, access to the beach for water sports, child's play area, and arcade.

ALL MEASUREMENTS TO BE VERIFIED

### Lounge

11' 9" x 16' 10" ( 3.58m x 5.13m )

Double glazed front, rear and side aspect windows. Electric fire place, radiator and television point.

### Kitchen

Fitted kitchen comprising wall and base units with work surfaces over. Inset sink/drain unit. Built electric oven with gas hob and cooker hood over. Integrated fridge/freezer, dish washer and washing machine.

### **Bedroom One**

8' 2" x 8' 11" ( 2.49m x 2.72m )

Front aspect double glazed window. Fitted wardrobe and radiator.

### **Bedroom Two**

8' 8" x 7' 5" ( 2.64m x 2.26m )

Front aspect double glazed window. Fitted wardrobes and radiator.

### **En Suite**

Front aspect double glazed window. Shower cubicle, wash hand basin and WC. Radiator and part tiled walls.

### **Bedroom Three**

6' 6" x 5' 9" ( 1.98m x 1.75m )

Rear aspect double glazed window. Fitted wardrobes and radiator.

### **Bathroom**

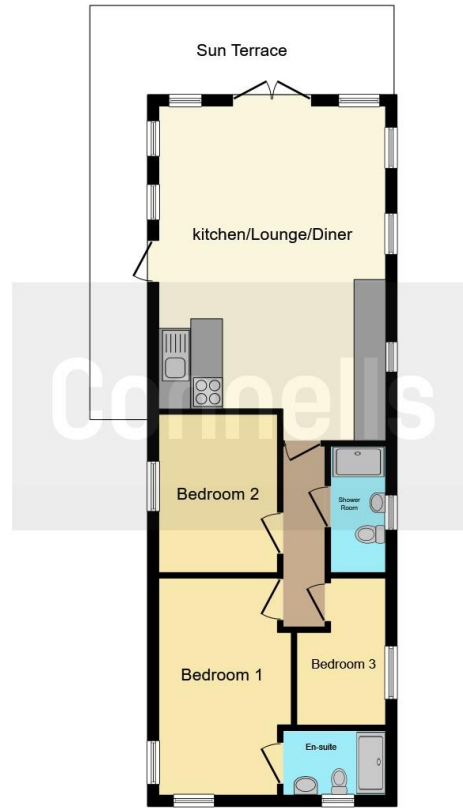
### **Outside**

There is a metal storage shed at the end of the caravan for bikes/ BBQ etc. Block paved drive and parking for two cars. Also your own grass area with outside tap.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

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EPC Rating: Exempt  
Council Tax Band: Deleted

Tenure:

**view this property online [connells.co.uk/Property/WIN307457](https://www.connells.co.uk/Property/WIN307457)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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