

# Squirrel Cottage

Nutbourne PO18 8RU



£150,000

*Freehold*

- Freehold Enclosed Plot with Parking
- Double Bedroom
- Shower Room
- Conservatory
- Nearby Coastal Walks

An amazing opportunity to acquire a freehold, detached static home in a requested location in Nutbourne. Squirrel Cottage sits in an enviable, fully enclosed and spacious plot with its own parking space. These residences are in high demand, so book your viewing today.

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# Mobile Home

1 Bedroom | 1 Bathroom



Nutbourne Park is a permanent residential mobile home park site and is made up of 46 individually owned freehold residences.

## APPROACH

The parking space for Squirrel Cottage is directly off the Nutbourne Park access road and next to its front gate entrance which takes you into its enclosed garden.

## CONSERVATORY

As you enter the gardens, you get an immediate view of the south facing conservatory which is currently used as the main entrance to the detached residence. A useful room for coats, your shoes or boots after a beach walk, for storage or simply relaxing, it creates a lovely sense of space and light before entering the main living space.



## LIVING AREA

The home has a lovely spacious living area which is very bright with windows at both ends and additional light coming in from the conservatory. With plenty of space for both a lounge area and dining space, this room is flexible and can be furnished and designed to suit the needs of the new owners.

## KITCHEN

The kitchen is L shaped with base units and appliances set under a laminate work top. With an integral four hob gas stove, single oven, and a stainless steel sink, set in front of the kitchen window overlooking the side decking and easterly part of the garden, the kitchen has all that you need. Access to the shower room is off the kitchen and there is also a door leading to the garden via a raised decked seating area.



**Council Tax Band A**

**Local Authority** Chichester District Council

**Directions** Leave Emsworth at the main roundabout and head towards Southbourne on the A259. Continue across the mini roundabout by the church and continue until you see a garage on your right. The turning for Nutbourne Park is directly after that and number 12 will be found at the end of the access road to the park on the right handside before a T junction.

## BEDROOM

The bedroom is a double with space for furniture, the room benefits from the same diamond leaded double glazing as the rest of the home and is well positioned in the middle of the property.

## SHOWER ROOM

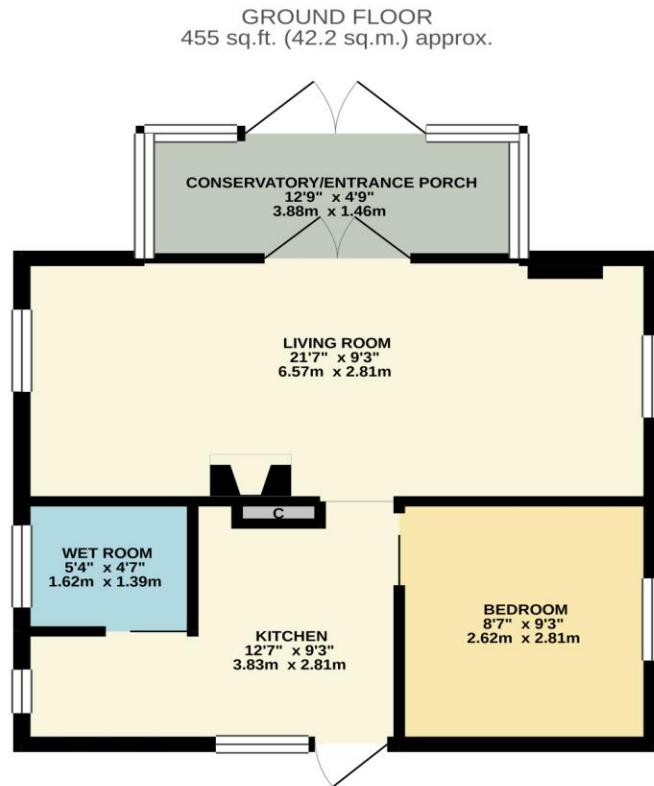
The shower room has been designed as a wet room to maximise space and comprises white suite of low level WC and corner hand basin. It has a Selectronic electric shower fitted with an attractive panelled wood ceiling.

## GARDEN

The garden extends around the entire home and has been carefully designed to incorporate a few seating areas. It is fully fence enclosed and is currently populated with many potted plants and flowers, making the main seating area, which is south facing, a lovely spot to relax in. The garden also has a shed and is where the gas tank is housed.

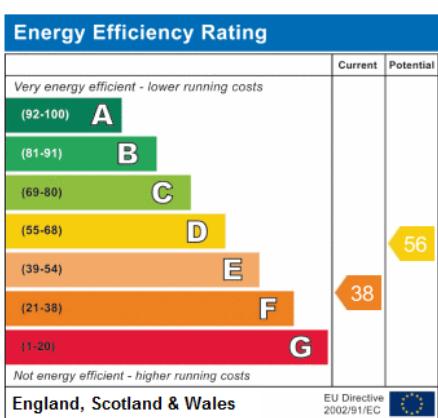
Hazle and Co are advised that there is mains drainage, water and electricity.





STATIC HOME

TOTAL FLOOR AREA: 455 sq ft. (42.2 sq.m.) approx.  
Whilst every care has been taken to ensure these measurements are accurate, no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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