



**£105,000**

Freehold

**31 Hamble Park, Fleet End Road  
Warsash, Southampton , Hampshire SO31 9JU**



## Quick View

	2 Bedrooms		No Garage
	1 Living Room		1 Bathroom
	Park Home		EPC Rating Not Required
	Parking		Council Tax Band A

### Reasons to View

- A wonderful opportunity to bring back and enjoy this established park home which is centrally located within the Hamble Park over 50's residential site.
- Being set across just one level with dual access, this park home provides well-proportioned and nicely zoned living and sleeping accommodation.
- With two bedrooms, you can have flexible accommodation of either a small bedroom, home office or hobby room.
- Having Warsash and all of its local shopping facilities close at hand, as well as the Hamble riverside walks, where else would you want to be?
- Your own gardens, private parking space and further garden space either side, means you can enjoy greenery with a lawn and mature shrubs, greenhouse and a useful storage shed.
- Don't forget, with vacant possession and NO ONWARD CHAIN, paperwork can be completed within a short space of time, meaning a move in could be on the cards quicker than you think.

### Description

Hamble Park is in an enviable location close to Warsash Common for those who enjoy their walks and just a mile's stroll to Warsash Village centre and with good local pub and Tesco local nearby. Driving into the park you immediately are aware of how well tended and cared for the greenery and roadways are. There is an on-site manager to keep things ship shape.

We know that the new owner will need to undertake some light TLC to this mobile home and bring back its curb appeal. There is a driveway providing parking for one car leading to one side of the property and two access doors leading into the lounge (no step) or central hallway. From the hallway, doors lead off the hall to the bedrooms and shower room and into the kitchen. The kitchen is fitted with wall and base units, a freestanding four-ring gas cooker with oven. Additionally, there is space for a fridge/freezer and washing machine. The Vaillant gas combination boiler is hidden away in a matching cupboard. There is room for a small table and chairs, and a doorway to the open-plan living room at the front of the home with dual-aspect windows letting in lots of light. There is a second entrance door to the side too. Both the bedrooms have fitted storage with wardrobes. The shower room has a walk-in bath with taps and shower over, a pedestal wash hand basin and W.C.

The gardens sit either side of the home with a variety of lawned areas and mature shrubs. Behind the home is a further lawned area with a greenhouse and storage shed.

Roll up your sleeves and with a little bit of effort, what a fantastic opportunity to create your own tranquil safe haven. Keys are held by Robinson Reade, so if you want to have a look, please ring the office and one of our experienced members of staff will be very happy to show you over.

### Other Information

Hamble Park is managed by Berkeley Parks, there is an individual mains gas supply with metered electric & water supplied via the site. Water and Electric are included within the monthly payments. Pitch fee per month is £200.70 Water Fee (average) in the region of £14.10 per month.

### Directions

<https://what3words.com/cabbages.proven.spurted>

## Floor Plan

Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 32.9 sq. metres (354.2 sq. feet)

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