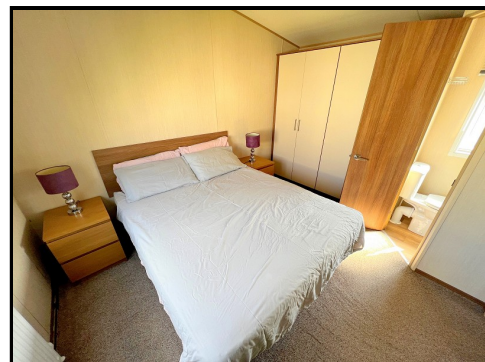




167 Sycamore, Bashley Caravan Park, Sway Road, New Milton, Hampshire, BH25 5QR.

Guide Price **£16,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton, Hampshire,  
BH25 6DQ.  
01425 625 500





**167 Sycamore, Bashley Caravan Park, Sway Road, New Milton, Hampshire, BH25 5QR.**

**Guide Price £16,000**

A well presented two bedroom Abi Summerbreeze Parkhome located on a popular holiday site with numerous facilities including swimming pools, gym, restaurants and bars. Features of the unit include sun terrace, sitting/dining room, kitchen, three bedrooms, shower room, cloakroom, approximately 7 years remaining on lease.



### **KITCHEN (11' 9" X 11' 5") OR (3.59M X 3.49M)**

Accessed via UPVC double glazed door. Aspect to the side elevation through UPVC double glazed window. Single bowl, single drainer stainless steel sink unit set onto a work surface extending along three walls with base drawers and cupboard beneath. Fitted electric cooker. Integrated fridge and freezer, open way through to:

### **SITTING ROOM/DINING ROOM (11' 9" X 11' 5") OR (3.59M X 3.49M)**

Aspect to the front elevation through UPVC double glazed windows and aspect to the side elevation through UPVC double glazed windows. Vaulted ceiling, ceiling light, smoke detector, fitted electric fireplace, TV aerial point, power points.

### **INNER HALL**

Ceiling light, smoke detector.

### **BEDROOM 1 (11' 9" X 9' 2") OR (3.59M X 2.80M)**

Aspect to the side elevation through UPVC double glazed windows, vaulted ceiling, ceiling light, panelled radiator, power points, dressing table with mirror over, fitted wardrobe comprising two double units with hanging rails and shelving.

### **EN-SUITE CLOAKROOM**

Ceiling light, low level WC, pedestal wash hand basin, panelled radiator, cupboard housing hot water cylinder.

### **BEDROOM 2 (8' 2" X 5' 7") OR (2.50M X 1.69M)**

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, wardrobe unit with hanging rails and shelving, wall mounted mirror.

### **SHOW ROOM (5' 10" X 3' 5") OR (1.79M X 1.05M)**

Obscure UPVC double glazed window to side, ceiling light, low level WC, pedestal wash hand basin with monobloc mixer tap. Shower cubicle with shower unit, heated towel rail, recessed display unit.

### **OUTSIDE**

There is a Southerly facing sun deck and the grounds surrounding are mostly laid to lawn and managed by the Site.

### **PITCH FEE**

The vendor informs us that the Pitch Fees are approx £8,000 per annum.

### **VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

### **DIRECTIONAL NOTE**

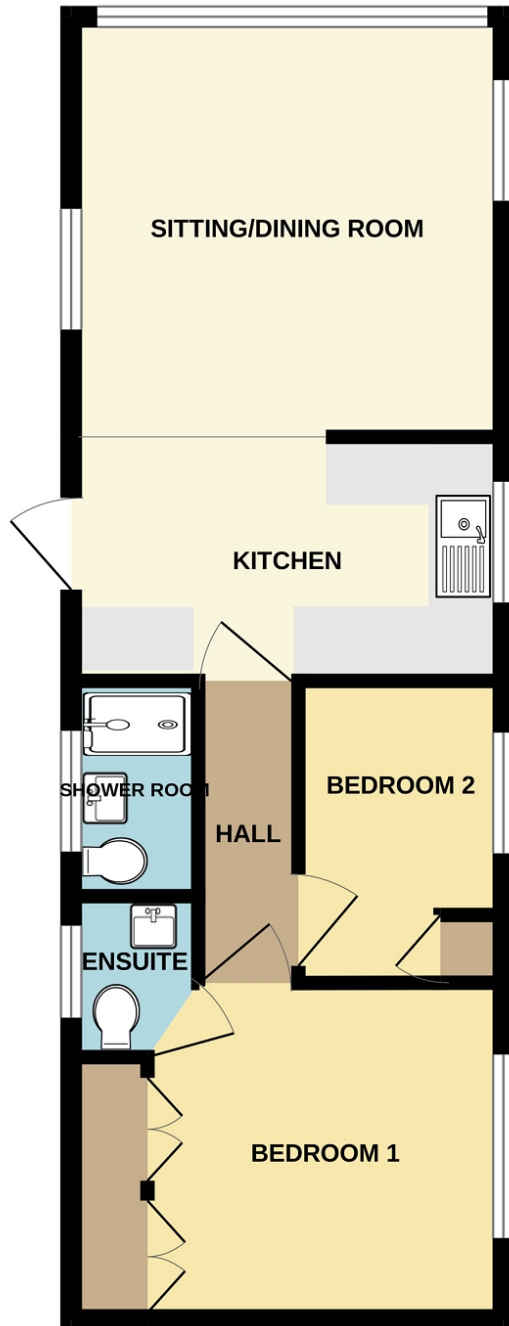
From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane and proceed until reaching Bashley Crossroads roundabout. Turn right and Bashley Park will be found further along on the left.

### **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.



GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 417 sq.ft. (38.8 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.  
Made with Metropix ©2023

**Ross Nicholas & Company Limited**  
**9 Old Milton Road, New Milton. Hampshire, BH25 6DQ.**  
**01425 625 500**  
**sales@rossnicholas.co.uk**

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.