



10 Fleur de Lys Park, Pilley, Nr. Lymington SO41 5QJ

paul jeffreys



## 10 Fleur de Lys Park, Pilley, Nr. Lymington

### A MUCH IMPROVED & EXTREMELY WELL MAINTAINED PARK HOME, WITH DIRECT VIEWS TO THE REAR OVER SURROUNDING COUNTRYSIDE

Gas central heating (mains gas), UPVC double glazing, refitted kitchen and refitted shower room, parking space alongside and additional visitors parking

### ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 2 double bedrooms, shower room

**ENTRANCE HALL** UPVC part glazed front door, double radiator, wood laminate flooring, storage cupboard, hatch to loft space.

**LOUNGE/DINER** c.5.95m x 4.64m to 2.79m (19'6" x 15'3" to 9'2"). Front and side aspect bow windows, sliding double glazed patio doors to rear garden, 3 radiators, TV point, recess, door to hall and arch to kitchen. NB The dining area has wood laminate flooring, whilst the lounge area is carpeted but the wood laminate flooring continues over the lounge area.

**KITCHEN** c.4.27m x 2.79m (14' x 9'2"). Refitted with range of white units comprising white enamel single drainer 1.5 bowl sink unit with cupboards below and space & plumbing for slimline dishwasher, range of base units with cupboards & drawers, with solid oak worktops over with concealed lighting over. Range of wall cupboards, 2 small wine racks, pull out racked storage unit. Electric ceramic hob with extractor hood over, electric oven with cupboards above & below, space for fridge/freezer, large double cupboard with sliding doors housing 'Baxi' gas fired combination boiler. There is a water softener to the hot water supply. Rear aspect window overlooking fields to rear and glazed door to:

**PORCH** Of UPVC double glazed half glazed construction with space & plumbing for washing machine, glazed door to rear garden.

**BEDROOM 1** c.3.62m x 2.72m (11'11" x 8'11" min. excl. wardrobes). Rear aspect window overlooking fields to rear, radiator, built in triple sliding door wardrobe, dresser unit.

**BEDROOM 2** c.2.91m x 2.75m (9'7" x 9'). Front aspect window, radiator.

**SHOWER ROOM** Refitted comprising white suite with double enclosed shower cubicle with glass sliding door, WC, wash hand basin with cupboard below with tiled splashback, extractor fan, tiled floor, spotlights, radiator, light/shaver socket, front aspect window.

**OUTSIDE** The garden area extends around 3 sides of the property, is mainly laid with paving slabs with large timber shed to remain at one end of the property. In the rear portion of garden is a greenhouse & direct views over surrounding countryside, 1 parking space immediately outside the property, additional area for visitor parking. As you approach from the road there is a visitors parking area before entering the park.

**COUNCIL TAX BAND 'A'** – payable 2018/19 - £1,143.97.

**TENURE LEASEHOLD.** There is a monthly maintenance payment of £140 which covers maintenance of the park only and not the actual property. On selling the property 10% of the selling price is due to the park owners. There is an age restriction, residents need to be 45 years old and above. There are no pets or children allowed to reside on the park.

**GROSS SQUARE MEASUREMENTS** 68.1 sq. metres (733.2 sq. feet) approx.

**DIRECTIONS** Leave Hythe via New Road & Langdown Lawn, proceed through Dibden Purlieu, across The Heath roundabout towards Beaulieu. After Beaulieu turn left at the T & follow this road approx. 2 miles, fork left at Hatchetts Pond. After approx. 3 miles turn right signposted Pilley & follow for approx. 1½ miles where the property will be found on the left behind the Fleur de Lys public house, indicated by our For Sale board.

**NOTE** PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.**  
PMD/HC/11.18



## Ground Floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

independent estate agents

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