



53 New Forest Park, West Common, Langley SO45 1XN

paul jeffreys



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A NEARLY NEW PARK HOME IN SHOW HOME CONDITION FOR THE OVER 55'S

Short walk of open forest, gas central heating, double glazing, carpets and furniture included. NO CHAIN

ACCOMMODATION

Entrance hall, 'L' shaped lounge/dining room, kitchen with appliances, utility room, 2 bedrooms, en-suite shower room, bathroom, car space, small garden

ENTRANCE HALL Cloaks cupboard, storage cupboard, access to roof space via loft ladder and radiator.

LOUNGE/DINING ROOM c.5.82m x 5.44m (19'1" x 17'10"). Room is 'L' shaped so measurements are maximum. **LOUNGE AREA** c.3.18m (10'5") wide. **DINING AREA** c.2.44m (8' wide). Fire surround with log effect electric fire, two radiators, TV, telephone and Wifi points and access to:

KITCHEN c.2.97m x 2.52m (9'9" x 8'3"). Part tiled walls, inset single drainer 1.5 bowl stainless sink unit with adjoining worktop. Low level cupboards and integrated dish washer. Two wall cupboards. Further worktop with fitted four burner gas hob, extractor and wall cupboards over and base unit either end, one housing integrated fridge freezer, the other housing microwave and fan assisted oven. Open access to:

UTILITY ROOM c.2.52m x 1.88m (8'3" x 6'2"). Worktop with low level cupboard and integrated washing machine. Wall cupboards, cupboard housing 'Potterton' gas boiler for central heating and hot water. Radiator and door to garden.

BEDROOM 1 c.3.05m x 2.82m (10' x 9'3"). Walk-in wardrobe cupboard, radiator and door to:

EN-SUITE SHOWER ROOM. Fully tiled shower cubicle with 'Bristan' plumbed in shower, vanity hand basin with cupboard beneath and mirror/light over, low level WC suite and radiator.

BEDROOM 2 c.2.80m x 2.64m (9'2" x 8'8"). Double fitted wardrobe cupboard and radiator.

BATHROOM Part tiled walls, panelled bath with mixer taps and shower fitment, vanity hand basin with cupboard beneath and mirror fronted medicine cabinet and light over, low level WC and radiator.

OFFICE/COT ROOM c. 1.85m x 1.22m (6'1" x 4'). Radiator.

OUTSIDE Hard standing for one car, area of garden on three sides of the park home laid mainly to lawn with wicket fencing and laurel hedgerow.

COUNCIL TAX BAND 'A' payable 2019/20 - £1,200.35.

EPC RATING Not applicable.

GROSS SQUARE MEASUREMENTS 67.8 sq. metres (730 sq. feet) approx.

AGENTS NOTE The site is for the over 55's. The Ground Rent and Maintenance charge including water is £185 per calendar month. Small pets are allowed.

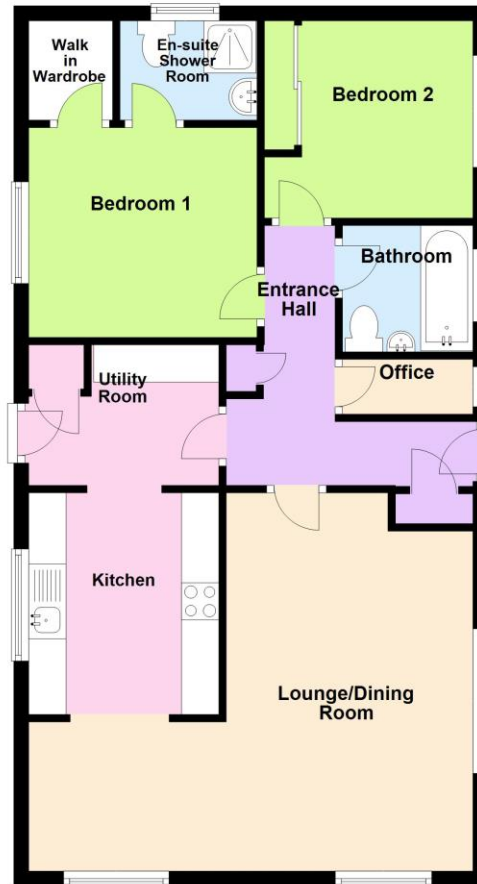
DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. Proceed through Holbury to the next roundabout taking the second exit and proceed through Blackfield village centre. After the sharp left hand bend, take the second right into West Common and second left, also West Common and New Forest Park will be seen on the left hand side.

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.
JRS/TW/06.19



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.

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