



DANE PARK, SHOREFIELD COUNTRY PARK, £89,500 COMMONHOLD

THIS REGAL ARTISAN LODGE, A BEAUTIFULLY PRESENTED AND MODERNISED OPEN PLAN TWO BEDROOM PARK HOME, SITUATED IN A DESIRABLE PART OF THE FIVE STAR SHOREFIELD COUNTRY PARK. IT HAS THE BENEFIT OF OFF ROAD PARKING NOT TO MENTION ALL THE ENTERTAINMENT AREAS AND FACILITIES THIS COASTAL PARK TO OFFER, INCLUDING ITS OWN BAR AND RESTAURANT, SWIMMING POOL, TENNIS COURTS AND GYM.



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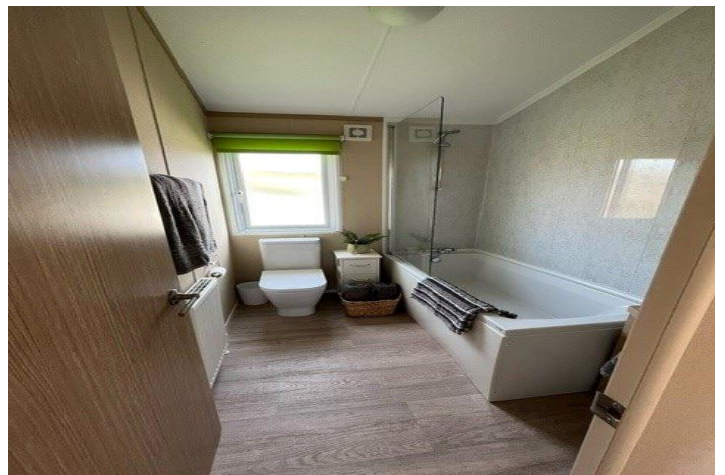
Owners Benefits:

- * Full use of facilities on site including; gym, sauna, steam room and outdoor/indoor pools, tennis courts and 5 a-side football, children's playground and amusement arcade.
- * 11 Month Season
- * Discount on Local Attractions
- * V.I.P WI-FI (strong Internet)
- * All year-round entertainment
- * Shop, bars and restaurant on site
- * Owners Events



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Approach:

Google Nest central heating control. Fast broadband. Obscure double glazed door provides access from the raised decking to the:

Entrance Hallway:

Two double built-in wardrobes/storage cupboards, both with hanging rails and separate storage space, single radiator, single door built-in airing cupboard in the Morco gas heating and hot water boiler, power point, double glazed window to the front. Doors off to all accommodation, including door to the:

Lounge/Kitchen/Breakfast Room:

Bluetooth Ceiling speakers. Triple aspect room with two double glazed windows to the side, further double glazed window to the opposite side and double glazed double opening doors with matching side screens which provide access from the lounge area out onto the raised decking.

Lounge Area:

Two wall mounted ladder style radiators, feature fire surround with insert electric fire, television and aerial points and power points. Sofa double bed.

Kitchen Area:

Roll edge work surface in part to two walls with a range of base and drawer units below with further matching wall mounted units over. Central matching Island/Breakfast Bar with inset fitted wine fridge and further matching cupboard. 1 1/2 bowl stainless steel sink and drainer unit in set to the work surface with mono boiling tap and adjacent five ringed Belling hob with matching extractor fan and light above and fitted double oven below. Wall mounted cupboard, housing a Candy microwave, Plumbed in American fridge, with chilled water & ice. Integrated Washer / Dryer, Slim Dishwasher and wine fridge.

Bedroom One:

Double glazed window to the side, both double and single door built-in wardrobe with hanging rail and separate storage space, single radiator, his and hers bedside tables with drawers and wall lighting above, en-suite off main bedroom:

Ensuite/Shower Room:

Obscure double glazed window to the front, matching suite comprising of low-level WC, vanity wash hand basin with circular basin, mono taps over and fitted cupboard below, shower cubicle with wall mounted electric shower, single radiator.

Bedroom Two:

Double glazed window to the rear, double door built-in wardrobe with hanging rail and drawers below, single radiator and power point.

Family Bathroom:

Obscure double glazed window to the rear, matching suite comprising of low-level WC, pedestal wash hand basin with circular bowl with mono taps over and fitted cupboard below, panel bath with mono taps and shower attachment above and single radiator. Bath in main bathroom.

Outside:

South facing, allowing exceptional afternoon & evening sun. The unit is accessed via a small patio steps, leading to a wraparound Veranda, which runs along the side and front of the property with a further enlarged seating area which has access from the lounge by the double doors. It is enclosed to all sides and has outside security lighting. There is further storage underneath the unit which is accessed via a small door, cold water tap and double parking bay which has been laid to concrete, there is also a separate electric car charging points. Parking for 2 vehicles, Secure locked metal storage box with base at reverse of lodge.



Tenure: Commonhold

Term: November 2037 **Expires - 14 Years**

Service Charge: £7,500 per annum

Rates: £ 840 per annum

Annually (subject to increase)

Shown were correct at the time of printing.

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