



Connells

Lone Pines Park Matchams Lane
Hurn Christchurch

Lone Pines Park Matchams Lane Hurn Christchurch BH23 6LP

for sale
£195,000



Property Description

Occupying an enviable position within a prestigious private residential park, this two bedroom park home enjoys stunning heathland views, landscaped gardens and a superb sun deck, all offered with no onward chain.

This well presented home has been updated throughout, providing bright and spacious accommodation ready for immediate occupation. The property features a welcoming reception lobby, a generously proportioned living room, a stylish modern kitchen, two bedrooms and a shower room.

Externally, the home benefits from attractive landscaped gardens incorporating a lawned area, brick-paved patio and driveway, together with a recently constructed sun deck. Ample off-road parking is also provided.

Further benefits include LPG gas central heating, double glazing, and newly fitted carpets and floor coverings throughout. Residents also enjoy exclusive access to the development's central swimming pool for themselves and visiting family members.

Lone Pines is a small, private residential site on the outskirts of Christchurch and close to the Dorset/Hampshire border. Surrounded by heathland and woodland, the site offers a peaceful countryside setting while remaining conveniently connected to nearby towns.

Entrance

A path gives access via steps to a UPVC double glazed front door to;

Kitchen

Laminate flooring, matching wall and base units, integrated electric oven, gas hob and extractor fan, stainless steel sink and drainer, front aspect UPVC window, integrated washing machine, fridge/freezer, cupboard housing the boiler.

Lounge

Two rear aspect UPVC windows overlooking the garden, carpeted flooring, radiator, wall lighting, UPVC double patio doors giving access to the wrap around sun deck.

Bedroom 1

Double glazed window overlooking rear garden, radiator. electrical sockets, carpeted flooring.

Bedroom 2

Double glazed window overlooking rear garden. built-in mirror fronted wardrobes. Radiator. electric sockets, carpeted flooring.

Bathroom

Laminate flooring, suite comprising of walk in shower with glass screen, WC and sink, heated towel rail, front aspect UPVC window, wall lighting

Outside

Brick paviour driveway provides access along the side of the property providing off road parking for 1 vehicle. A raised sun deck with glazed surround. External light, power and water. The gardens are attractively landscaped. The boundaries are clearly defined with close boarded wooden fencing on all sides.

The residents have the benefit of being able to use the centrally located communal pool.

Agent Notes;

Tenure: Leasehold - Assigned with 99 year lease

Site Fees: £3500 per annum

Council Tax Band - BCP Band A

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







To view this property please contact Connells on

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EPC Rating: Council Tax
Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/SBN306777

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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