



**Double Park Home**  
**Master En Suite**

**2 Double bedrooms**  
**Kitchen/Diner**



**79a St. Hermans Caravan Estate**  
Hayling Island, PO11 9ND

**£204,500**

A double unit, residential park home situated on a popular site at south Hayling a few yards from a tidal creek and age restricted to over 55's. A 38' X 20' Oulton Excel residential park home with gas central heating, double glazing, parking, private garden and recently externally clad and is in good, well maintained order. A short walk to Fishery Creek and about 5 minutes walk to the Seafront and 15 to Mengham shops and amenities. Available now for early occupation.

### **Few Steps up to Porch**

Front door to;

### **Hall**

Coat cupboard, loft access

**Lounge/Diner** 16' 3" x 19' 0" Max (11' min) (4.95m x 5.79m)

L Shaped, projecting bay windows, fire surround with electric fire.

**Kitchen** 13' 0" x 7' 10" (3.96m x 2.39m)

Built in base units, work tops and wall cupboards. Sink and drainer, built in electric oven and gas hob with hood over. Plumbed for washing machine and dishwasher. Fridge/freezer space, gas boiler in cupboard, tiled surrounds, back door to outside.

**Bedroom 1** 10' 0" x 9' 2" (3.05m x 2.79m)

Walk in wardrobe with shelves and hanging

### **En Suite Shower Room**

Shower cubicle, Wc, wash basin

**Bedroom 2** 10' 0" x 9' 4" (3.05m x 2.84m)

Built in wardrobe

### **Bathroom**

Bath with shower over, wash basin, Wc

### **Outside**

Fenced site, hard standing for car, paths and patio, shed, garden areas.

Propane gas cylinder.

Mains water and drainage (rates included in site rent)

Council Tax Band A

### **TENURE**

Leasehold, annual site rent £1,902 PA

### **General**

Carpets and curtains are included.

Much furniture and curtains available by negotiation

### **VIEWING**

By appointment, please, with Millers

#### **MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.