

**Head Office:**  
Dixon Kelley Estate Agents  
1 Penn Court  
Station Road, West Moors  
Dorset. BH22 0JJ

**Telephone: 01202 877511**

# DORSET PARK HOMES

**DRAFT**

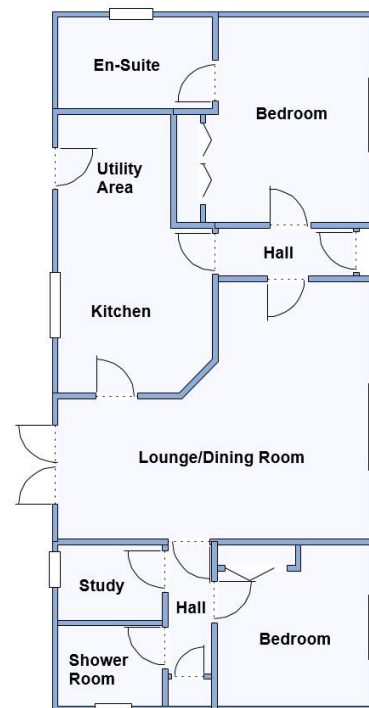
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

## 1 Sunest Park, St Ives, Ringwood. BH24 2PD

Country Homes 'Parkland Special' 42' x 20'



**Spacious Modern Home on Delightful Gated Park**



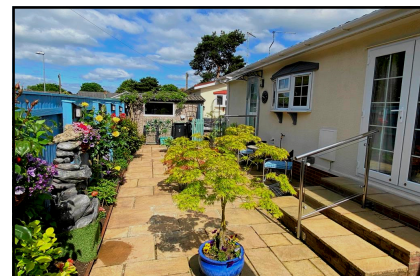
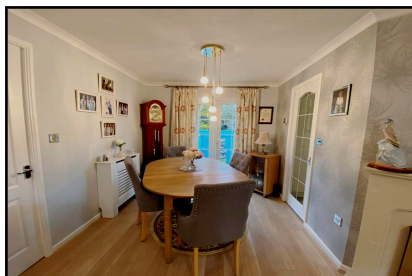
This drawing has been prepared for diagrammatic purpose only. Not to scale

### 2-Bedroom Park Home approx 42' x 20'

Accommodation & approximate room dimensions:

- Entrance Hall
- Modern Kitchen/Utility: approx 16'11" x 9'4" max. Superb range of wall & base units. Space for dishwasher, washing machine & tumble dryer. Integrated fridge/freezer, high level fan assisted oven & microwave oven, ceramic hob & extractor hood (untested). Cupboard housing Combination gas boiler (installed 2022). Door to garden.
- Lounge/Diner: approx 19' x 15'7" max overall. Feature fireplace. Double doors to private garden.
- Bedroom 1: approx 12'3" x 9'4" Plus built-in wardrobes.
- Modern En-Suite Shower Room with fitted cupboards.
- Inner Hall: Cloaks cupboard.
- Study: approx 6'6" x 4'9". Fitted desk unit.
- Bedroom 2: approx 9'10" x 9'4". Built-in wardrobes.
- Shower Room: Modern white suite.
- Gas Central Heating & PVCu Double Glazing
- Block Paved Driveway to provide Off Road Parking
- Private Garden: Beautifully landscaped with Indian sand Stone Patio. CONCRETE SHED. Enjoying a sunny aspect.
- Age Restriction 45+ Pets Considered
- Small, gated Residential Park near to local amenities & protected forest walks.

## Beautifully Presented Home



**Price £240,000**

**Pitch Fee: approx £202 per month including Water & Sewerage**  
**Subject to Annual Review**

**Council tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511**

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W04677

*The recommended specialist in Park Home sales*  
Proprietor: Simon Dixon

