

# Seekers

— PARK HOMES —

*Selling Park, Lodge & Leisure homes*

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**25 ROYAL OAK COUNTRY PARK, WINEHAM LANE, WINEHAM,  
HENFIELD, WEST SUSSEX, BN5 9AY**

- MODERN 2+ BEDROOM LODGE HOME
- BUILT BY TINGDENE IN 2018
- 50 X 22 WOODLAND LODGE MODEL
- GAS (LPG) CENTRAL HEATING
- DOUBLE GLAZING
- AIR CONDITIONING
- FITTED KITCHEN INCLUDES APPLIANCES
- STUDY/3<sup>RD</sup> BEDROOM
- NO CHAIN FOR PROMPT SALE

- LONG LEASE UNTIL 2068
- OWN DRIVE
- OWN GARDEN PLOT WITH LARGE DECKED AREA
- **11 MONTH LEISURE PARK FOR THE OVER 50'S**
- PETS AND DOGS WELCOME BY PERMISSION
- AVAILABLE PART FURNISHED IF REQUIRED
- GATED ENTRANCE FOR ADDED SECURITY

**£185,000**

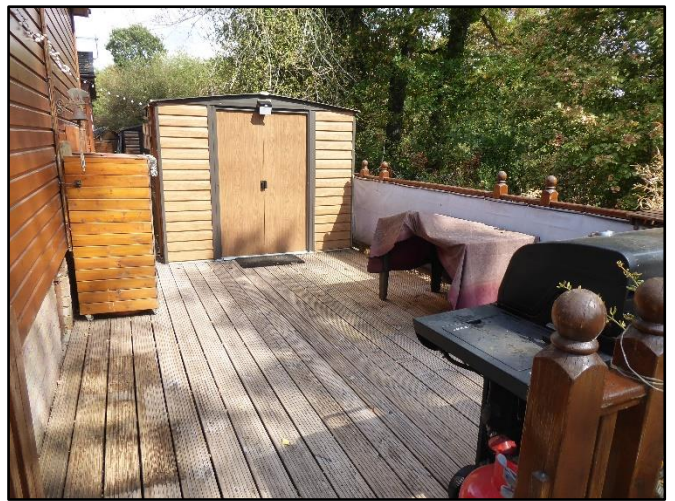
**Reference No: 7639**

This modern 2 bedroom lodge home comprises:

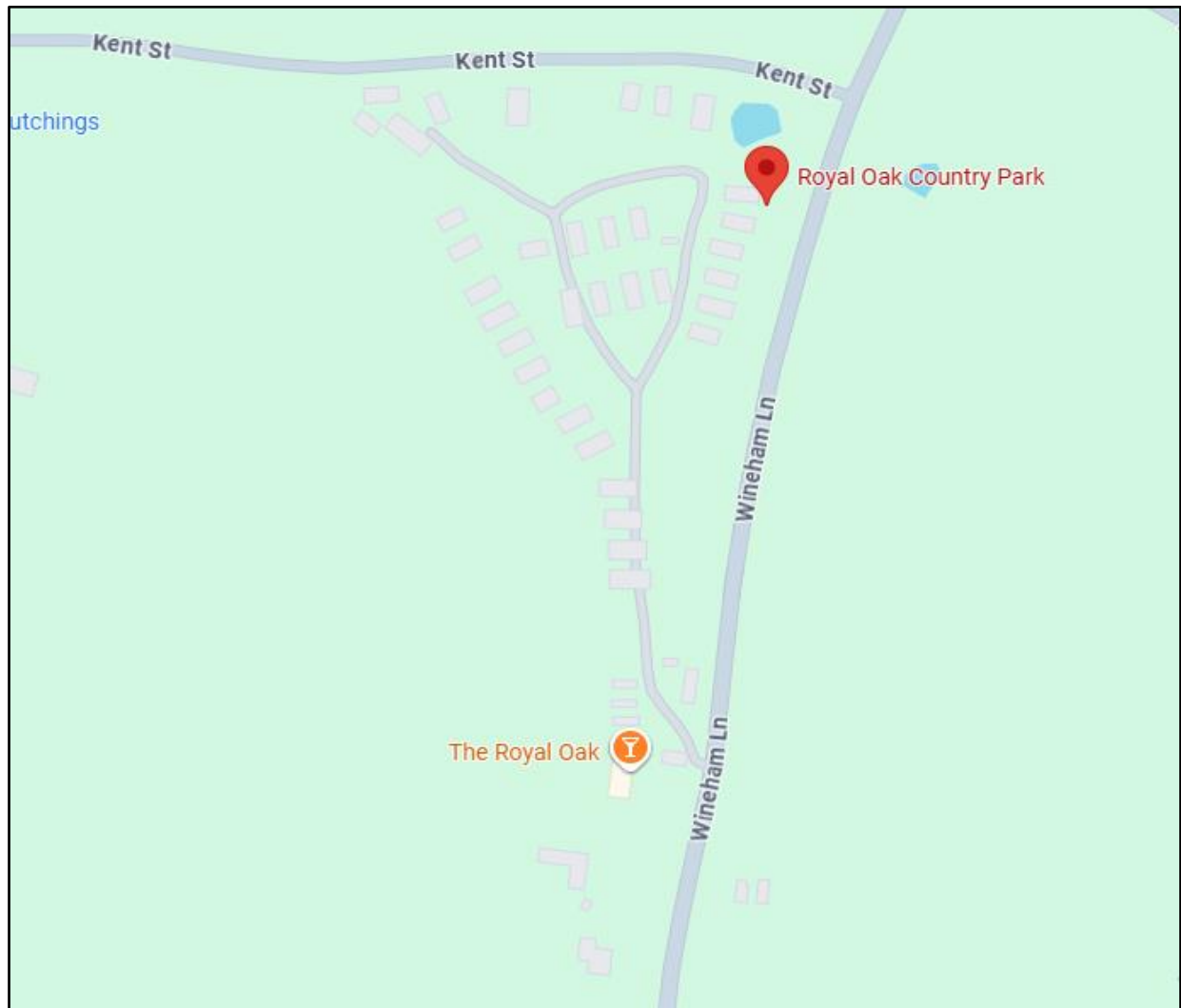
|                                     |             |                                                                                                                                                                                                                                    |
|-------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>ENTRANCE HALL</u>                |             | Radiator, cupboard                                                                                                                                                                                                                 |
| <u>LOUNGE/DINING ROOM</u>           | 21'5 X 18'3 | Double aspect, two radiators, double glazing, tv point, telephone point, wall mounted electric fire                                                                                                                                |
| <u>STUDY/3<sup>RD</sup> BEDROOM</u> | 9'1 X 7'4   | Rear aspect, radiator, double glazing                                                                                                                                                                                              |
| <u>KITCHEN/BREAKFAST ROOM</u>       | 10'4 X 8'3  | A range of laminated eye and base level units, laminated roll top work surfaces, stainless steel sink, LPG gas cooker with double oven, cooker hood, integrated d/washer, integrated fridge/freezer, breakfast bar, double glazing |
| <u>UTILITY</u>                      | 7'4 X 6'4   | A range of eye and base level units, stainless steel sink, w/machine, wall mounted LPG boiler enclosed in cupboard, radiator                                                                                                       |
| <u>BEDROOM 1</u>                    | 16'9 X 10'9 | Rear aspect, radiator, double glazing, fitted walk through wardrobe leads to en-suite, chest of drawers                                                                                                                            |
| <u>EN-SUITE SHOWER ROOM</u>         |             | A white suite comprising shower cubicle with plumbed in shower, vanity basin with cupboard underneath, w/c, frosted double glazed window, combined towel rail/radiator                                                             |
| <u>BEDROOM 2</u>                    | 10'4 X 8'3  | Rear aspect, radiator, double glazing, two single fitted wardrobes                                                                                                                                                                 |
| <u>SHOWER ROOM</u>                  |             | A white suite comprising shower cubicle with plumbed in shower, vanity basin with cupboard underneath, w/c, combined towel rail/radiator, frosted double glazed window                                                             |
| <u>PARKING</u>                      |             | Own drive                                                                                                                                                                                                                          |
| <u>PARK STATUS</u>                  |             | <b>11 month leisure park for the over 50's</b><br>Pets and dogs welcome by permission                                                                                                                                              |
| <u>GARDEN</u>                       |             | Own garden plot with large decked area, shed & patio                                                                                                                                                                               |







Location of the park:



For any further  
information or  
to arrange a  
viewing please  
contact Seekers  
directly on  
**01252 313554**



or alternatively email us at [office@seekerstateagents.com](mailto:office@seekerstateagents.com)