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# Dorset Park Homes



**Telephone: 01202 877511**

**4a Worley Way, Lone Pine Park  
Lone Pine Drive, Ferndown BH22 8NL**



## 1-Bedroom Park Home, approx- 40' x 10' in wooded setting

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

### Approximate Room Dimensions and Brief Description:

- **Entrance Porch**
  - **Lounge/Dining Room**
  - **Kitchen**
  - **1-Bedroom**
  - **Shower/Bathroom**
  - **Gas Central Heating**
  - **PVCu Double Glazing**
  - **Parking on Pitch**
  - **Garden with Shed**
  - **Mains Drainage**
  - **Retirement Park—Age Restriction 60+**
  - **No Pets Allowed**
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- **ENTRANCE PORCH:** PVCu double glazed door and windows. Plumbing for automatic washing machine. Nest of drawers.
  - **LOUNGE:** 15'2" x 9'9". Fitted gas fire (untested). Television aerial point. Telephone point. 2-double sized storage cupboards. Display shelving. Wall light point. Radiator. PVCu double glazed window.
  - **KITCHEN:** 15'8" max overall x 9'9" max. Modern kitchen comprising roll top work surfaces with inset stainless steel sink unit having 5-base cupboards and 2-nests of drawers. 2-double wall cupboards. Gas cooker—LPG (untested). Extractor fan. Space for tall fridge/freezer. Boiler cupboard housing 'Worcester Bosch' combination gas combination boiler serving central heating and domestic hot water (system untested). Double radiator. Laminate floor.
  - **BEDROOM:** 8'0" x 9'9". 3-double wardrobes. Dressing table. Bedside unit. Coved ceiling. Radiator. PVCu double glazed window.
  - **BATHROOM:** Modern suite comprising panelled shower/bath with electric shower unit over (untested). Pedestal wash basin. Low level WC. Radiator. Fully tiled walls. PVCu double glazed window.

**Pitch Fee: approximately £353.72 per quarter  
(subject to annual review)**

**PRICE: £55,000**

**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:W01725

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