



PETTENGELLS
ESTATE AGENTS

40 Knightcrest Park, Milford Road, Everton, Hampshire, SO41 0BA
Asking Price £190,000

40 Knightcrest Park, Milford Road, Everton,
Hampshire, SO41 0BA

- Chain free sale but subject to probate
- Ground rent circa £232 per month
- Bus stop close
- Occupants need to be 55+
- Dogs allowed
- Council tax band: A
- Two Bedrooms, Two bathrooms
- Village Location
- Close to Milford beach and Lymington town
- Lounge & dining room





RESIDENTIAL PARK HOME ON POPULAR DEVELOPMENT, CHAIN FREE SALE.

We are pleased to offer this 36' x 20' two bedroom, two reception room, two bathroom residential park home for the over 55's, situated in the ever popular village of Everton. Just a short drive from Lymington town, Milford beach and the New Forest National Park. Owner from new by sellers family.

Accommodation: The entrance hall leads into the double aspect living room which in turn has an archway to the dining room. The kitchen has a door to garden. There are two double bedrooms with bedroom one having an ensuite shower room plus there is a main bathroom ie two WC's in total.

Outside: There is a drive which gives off road parking for two cars and there are pleasant areas of low maintenance garden being mainly paved around this home including a particularly pleasant south facing area to the rear (picture 9). There is also a useful shed.

Living Room - 19'5" x 11'4", Dining Room - 9' x 7'5", Kitchen - 11'4" x 8'2", Bedroom one: 12' x 10', Bedroom two - 11' x 7'7"

TENURE: These residential park homes are neither freehold or leasehold and hence it is difficult to define the tenure of these properties in the traditional sense as you own the property outright but not the land it sits on. Hence the pitch fee/ground rent payment is for the right to be situated in this position for perpetuity (subject to conditions), ie no defined time, so its better than a lease that counts down year by year.

Site Rules: There are park rules that must be adhered to including the following:

- All homeowners and residents must be 55+ years of age.
- The sub-letting of homes is not allowed.
- No commercial enterprise shall take place within the park however homeowners are at liberty to work individually from their homes by carrying out office based work.
- The keeping of one dog is permitted.
- The keeping of cats is not permitted.
- Homeowners are not allowed to keep commercial vehicles on site.
- Homeowners can only park on their own driveways and the carparks are for visitors.

COUNCIL TAX BAND: A

PETTENGELLS
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

PETTENGELLS
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk