



**PETTENGELLS**  
ESTATE AGENTS

6 New Milton Heights, Walkford Lane, New Milton, Hampshire, BH25 5NH  
Asking Price £314,950

## 6 New Milton Heights, Walkford Lane, New Milton, Hampshire, BH25 5NH

- Part exchange available
- 36' x 20'
- Stately Badminton, Other Plots Available
- For age 45+
- Pets Ok
- No stamp duty payable or solicitor required
- Council tax band A
- Pitch fee £190 x 12
- Other homes available from £195,000





**BRAND NEW RESIDENTIAL PARK HOME, READY FOR VIEWING!**

New Milton Heights is in an enviable location on the south coast of England. Set close to the New Forest and a short distance from the coast, the fully residential park is perfect for those looking for both peace and quiet and the coast.

Accommodation: There is an entrance hall leading into a lovely double aspect living/dining room. Adjoining this is a well appointed kitchen with integrated appliances. There is an inner hall which leads to the two bedrooms both of which has fitted wardrobes and bedroom one has a walk-in wardrobe and an ensuite shower room. There is also a main bathroom and both bathrooms have windows.

Outside: Decking and parking space

Further plots available, with the least expensive being a 32' x 10' £195,000 and the most expensive being a 56' x 22' £495,000 with others in-between.

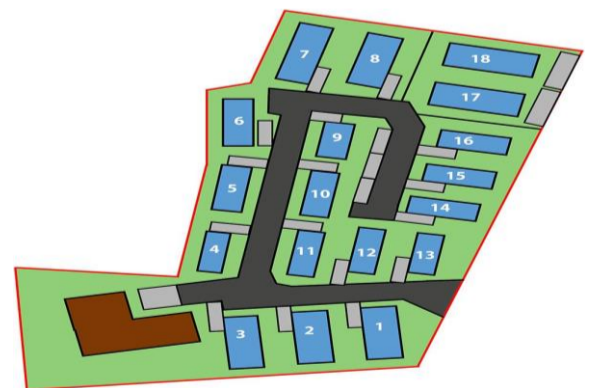
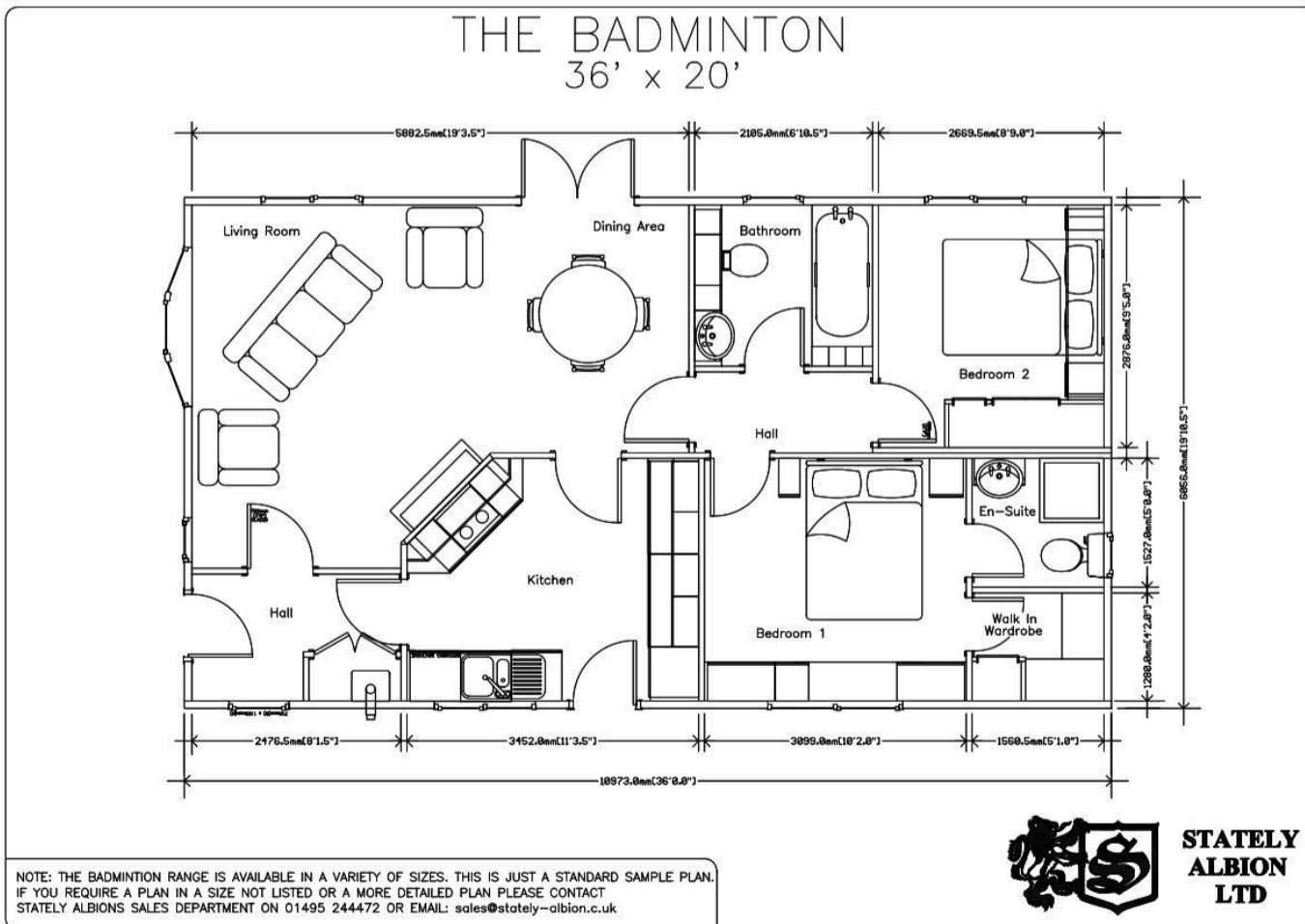
Pitch Fee TBC: £190 per month, Council tax band: A TBC

Note: This is for age 45's and over, children are welcome to visit the park at anytime but are not allowed to have residency. Pets are welcome at the park with management's discretion.

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.

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**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.

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