



PETTENGELLS
ESTATE AGENTS

F11, Solent Road, Naish Estate, New Milton, Hampshire, BH25 7SR
Asking Price £238,000

F11, Solent Road, Naish Estate, New Milton,
Hampshire, BH25 7SR

- 40' x 20' Residential park home
- Chain free sale
- Spacious accommodation
- Two bedrooms
- Two reception rooms
- No age restriction , No stamp duty
- Paved gardens
- Twin driveways
- Two WC's
- Pet friendly site, short walk to beach





WE ARE PLEASED TO OFFER 'CHAIN FREE' THIS SPACIOUS 40' x 20' RESIDENTIAL PARK HOME, SITUATED ON THE EVER POPULAR HOBURNE NAISH DEVELOPMENT.

Accommodation: There is an entrance hall that leads into the dining room and in turn to the super bright living room. In here is a fireplace with a gas fire and a back boiler for the central heating. The kitchen has a side door. There are two double bedrooms with fitted wardrobes and there is a wet room/shower room.

Outside: This residential park home has the great benefit of twin driveways one on each side. There are then predominantly paved gardens to both sides and to the rear.

Living room: 6m x 3.36m
 Dining room: 2.3m x 3.08m
 Kitchen: 2.88m x 3.15m
 Bedroom one: 3.89m x 2.97m
 Bedroom two: 3.36m x 2.99

Council tax band: A, Ground rent £282 pm, Tenure: Perpetuity

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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.

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