



PETTENGELLS
ESTATE AGENTS

33 Westwoods Park, Bashley Cross Road, New Milton, Hampshire, BH25 5TB
Asking Price £274,950

33 Westwoods Park, Bashley Cross Road, New Milton, Hampshire, BH25 5TB

- 40' x 20' (TBC)
- Superb brand new residential park home
- For age 55+
- No stamp duty, pet friendly site
- Landscaped garden plus off road parking
- Two double bedrooms
- Bathroom and ensuite
- Well appointed kitchen
- Spacious living/dining room
- Monthly pitch fee tbc





SPLENDID BRAND NEW RESIDENTIAL PARK HOME.

Accommodation: The entrance hall leads into a superb triple aspect L-shaped living room/dining room with feature fireplace. There is a well appointed kitchen and a separate utility room, which houses the gas boiler. Bedroom one has an ensuite shower room and there is a main bathroom and a second double bedroom.

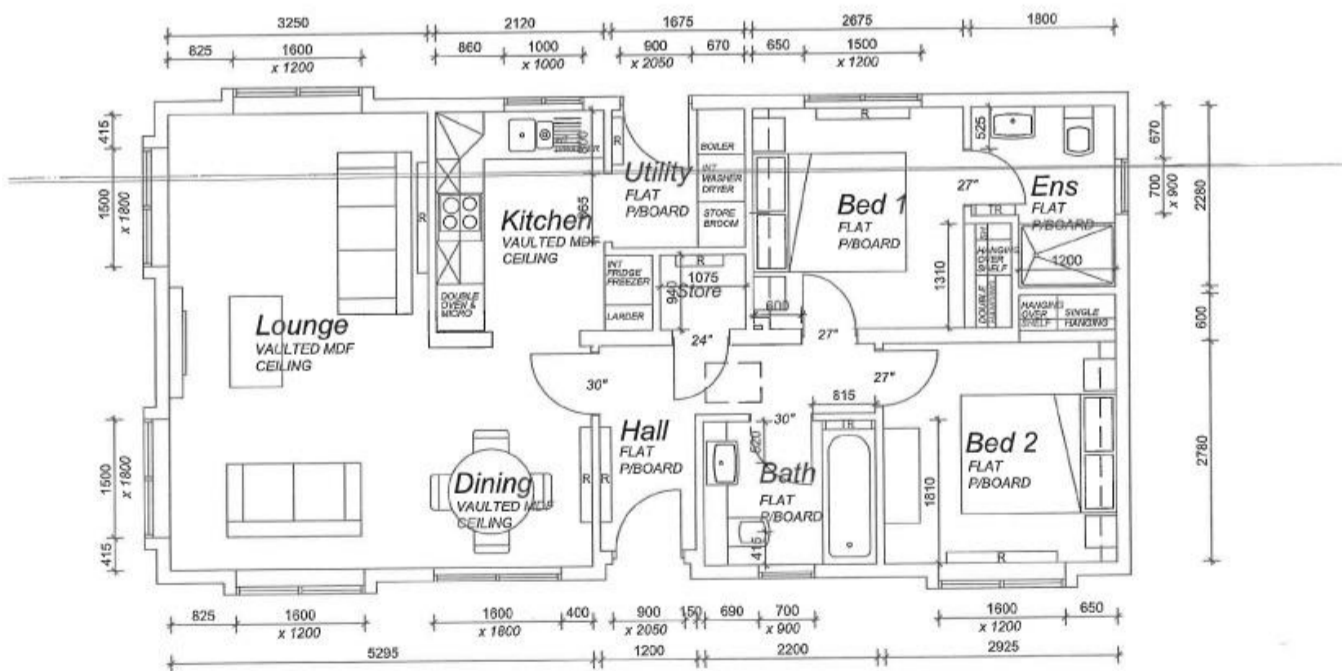
Outside: The impressive brand new residential park home will have landscaped gardens and off-road parking. Lovely woodland walk adjoining development.

Council tax band: A, Tenure: Perpetuity

Semi-Rural Location: - There is a pleasant little community on this site which enjoys a lovely location on the fringes of New Milton and the New Forest National Park. Sammy Miller Tea Room is opposite and Beechwood Stores is within walking distance, just off Stem Lane. The site has its own bus stop and we are told the bus runs weekdays into New Milton/the large Tesco and back.

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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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