



**PETTENGELLS**  
ESTATE AGENTS

60 Knightcrest Park, Everton, Lymington, SO41 0BA  
Asking Price £199,950

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- 36' x 20' Residential Park home for age 55+
- Two double bedrooms
- Ensuite and further shower room
- Living/dining room & Kitchen
- South facing garden
- Driveway
- Village location with shop
- Bus stop close by
- Dog Allowed







MOST IMPRESSIVE RESIDENTIAL PARK HOME, AVAILABLE CHAIN FREE.

Accommodation: The entrance hall has good storage and leads into the lovely L-shaped living room/dining room, which has a feature fireplace. The kitchen opens out to the side garden and houses the gas boiler (mains gas). There are two double bedrooms with fitted/built in wardrobes, bedroom one also having a walk in wardrobe and ensuite shower room. There is a further shower room.

Outside: This lovely residential park home is situated on a corner plot with the driveway to the side giving off road parking. There are attractive garden areas laid out for ease of maintenance, with an approx south facing rear.

Note: This property has recently had additional cladding and insulation added to the sides and underneath, so should make for a very cosy and inexpensive to heat home!

Pitch fee: £250 PCM

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

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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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