



PETTENGELLS
ESTATE AGENTS

31 Field Place, Naish Estate, Barton On Sea, Hampshire, BH25 7RD
Offers Over £150,000

31 Field Place, Naish Estate, Barton On Sea, Hampshire, BH25 7RD

- 26' x 19' Residential park home
- Particularly appealing garden
- Driveway
- No age restriction, no stamp duty
- Kitchen
- Shower room
- Living room
- 1 or 2 Bedrooms
- Membership of leisure facilities included





RESIDENTIAL PARK HOME ON POPULAR DEVELOPMENT, SECLUDED GARDEN, OFFERED 'CHAIN FREE'.

Accommodation: This was originally a two bedroom park home, however one of the bedrooms is now incorporated into making a larger living/dining room. Obviously a future owner could partition this off to create a second bedroom should they wish. There is an entrance hall, a shower room, a good size kitchen which overlooks the garden plus the bedroom with fitted wardrobe.

Outside: The driveway gives off road parking, one particular attraction to this park home is the impressive garden which comprises lawned and paved areas, shrubs, a greenhouse and shed.

Club Facilities: There is a leisure complex with swimming pools inside and outside as well as toddler splash pool, fitness suite, sauna and steam room. The main club complex offers entertainment in the venue both day and evening shows, an arcade, soft play, Cafe H, 1912 Brasserie, and a sports bar. The outside facilities have been refurbished and include a crazy golf course, play area and a multi sports court.

Council tax band: A, Tenure: For perpetuity, current monthly ground rent £229

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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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