



PETTENGELLS
ESTATE AGENTS

11 The Cul de Sac, Naish Estate, Barton On Sea, Hampshire, BH25 7RU

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- 36' x 19' Residential park home
- Good size gardens
- Off road parking/driveway
- Large living room
- Spacious modern kitchen
- Two bedrooms
- Modern wetroom
- No age restriction, no stamp duty
- Pet friendly site, shortcut to beach
- Membership of leisure facilities included





APPEALING AND SPACIOUS RESIDENTIAL PARK HOME WITH GOOD SIZE GARDEN.

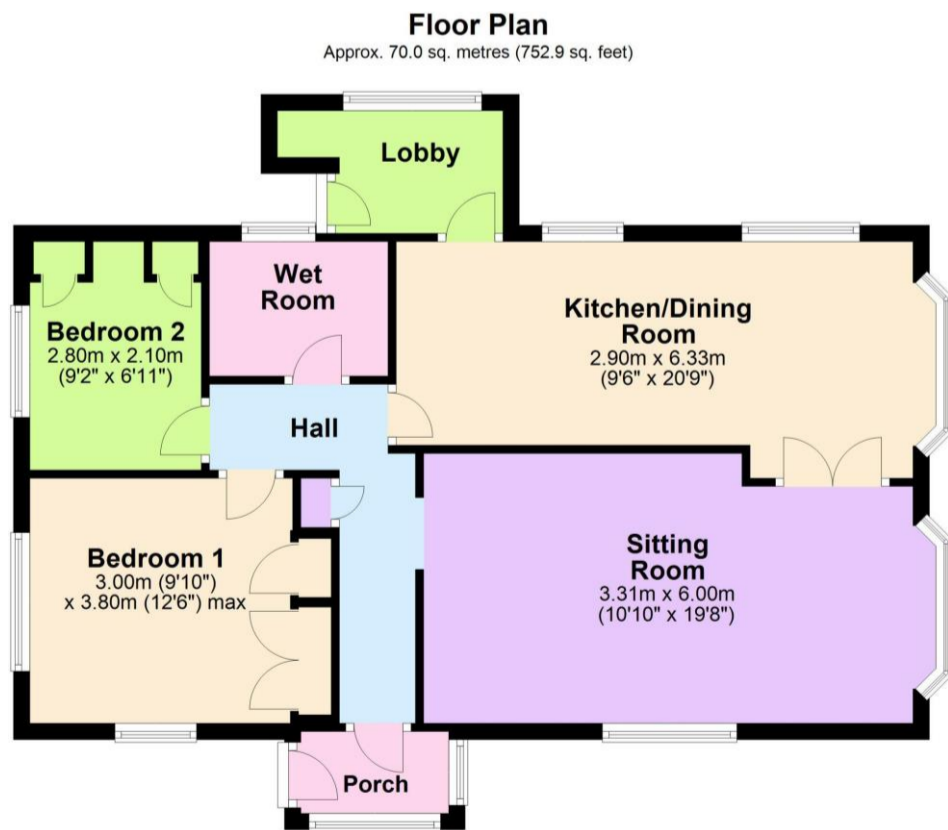
Accommodation: There are entrance porches to the front and rear with the latter having a utility area. There is an impressive large living room with feature fireplace. The well appointed modern kitchen/dining room is spacious, the hall area accesses the two bedrooms and the modern wet room.

Outside: There is a allocated parking space accessed off Field Place. There is a driveway giving further off road parking off the Cul de Sac. The front is mainly paved and with a water feature. This park home does have a larger than average plot being the last one in the close. There is a further area of garden to the rear with lawn, further water feature, greenhouse, extensive paved patio and a new shed.

Council tax band: A, Ground rent: £246 pcm, Tenure: Perpetuity

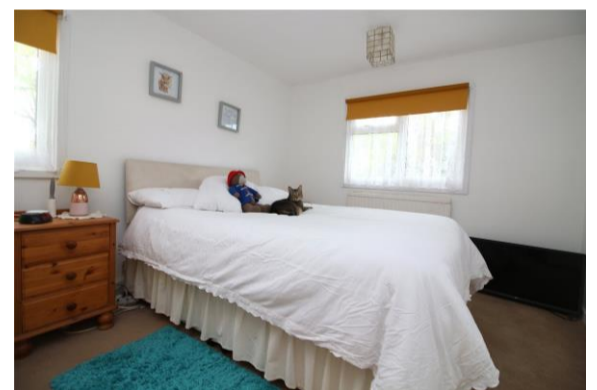
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Total area: approx. 70.0 sq. metres (752.9 sq. feet)

*Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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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