



PETTENGELLS
ESTATE AGENTS

33 Woodlands Park, Hordle, Hampshire, SO41 0JB
Asking Price £274,950

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- Brand new 40' x 20' residential park home
- Two bedrooms
- Ensuite & bathroom
- Lovely living room
- Dining area & well appointed kitchen
- Garden & driveway
- For ages 50+, pet friendly site
- Lovely village location, shops close
- Fully furnished
- Part exchange considered





SPLENDID BRAND NEW RESIDENTIAL PARK HOME ON POPULAR DEVELOPMENT FOR THE OVER 50'S.

Accommodation: There is an entrance hall with an open plan design continuing into a impressive and very well appointed kitchen with adjoining dining area. There is then a bright and spacious double aspect lounge with feature fireplace. An inner hall leads into the two double bedrooms, both with fitted wardrobes, and bedroom one also having an ensuite shower room. Opposite bedroom two is the bathroom.

Outside: There will be a driveway giving off road parking and a garden area.

Council tax band: A, Pitch fee: £295 pcm TBC.

TENURE: These residential park homes are neither freehold or leasehold and hence it is difficult to define the tenure of these properties in the traditional sense as you own the property outright but not the land it sits on. Hence the pitch fee/ground rent payment is for the right to be situated in this position for perpetuity, ie no defined time, so its better than a lease that counts down year by year.

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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