



PETTENGELLS
ESTATE AGENTS

38 Westwoods Park, New Milton, Hampshire, BH25 5TB
Asking Price £210,000

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- 40' x 20' Modern residential park home
- Superb living/dining room
- Two bedrooms
- Ensuite & bathroom
- Well appointed kitchen
- Garden with large shed & power
- Lovely woodland walk closeby
- Driveway for off road parking
- Pet friendly site, no stamp duty payable
- For age 55+





SUPERB, MODERN RESIDENTIAL PARK HOME ON THIS POPULAR DEVELOPMENT.

Accommodation: The entrance hall leads into a superb L-shaped living room/dining room which has been newly carpeted. There is a modern kitchen with a back door to the side and various integrated appliances (fridge/freezer, washing machine, electric oven and induction hob) and also a modern boiler for the LPG central heating. Bedroom one has a dressing area as well as an ensuite shower room and bedroom two has a fitted wardrobe and a further shower room next to it.

Outside: A driveway gives off road parking, there is an area of front garden and this continues along the side. There is an attractive rear garden which has the benefit of a particularly large shed with light and power and included freezer and tumble dryer. There is a lovely woodland walk area on the edge of the development shown in photo 10.

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 it's better than a lease that counts down year by year.

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.

Council tax band: A, Ground rent: approx £260pm

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Ground Floor

Approx. 70.7 sq. metres (761.3 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.

38 Westwood Park, Bashley, New Milton

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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