

# Awaiting landscaping!



**PETTENGELLS**  
ESTATE AGENTS

8a Cul de Sac, Naish Estate, Barton On Sea, Hampshire, BH25 7RU  
Asking Price £325,000

8a Cul de Sac, Naish Estate, Barton On Sea,  
Hampshire, BH25 7RU

- Brand new Omar residential park home
- 42' x 16', fully furnished
- Driveway and landscaped garden
- New warranty
- Pets ok
- No age restriction, No stamp duty
- Well appointed kitchen
- Short cut to beach
- Part exchange considered
- Different 40' x 12' home also available





SUPERB BRAND NEW RESIDENTIAL PARK HOME ON THIS SOUGHT AFTER DEVELOPMENT. PLEASE NOTE MAIN PICTURE IS A LIBRARY PICTURE OF SIMILAR HOME AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

Accommodation: There is an entrance hall which has storage cupboards and leads into the kitchen which has integrated appliances comprising dishwasher, oven, hob, hood, fridge/ freezer and washing machine/tumble dryer, also housing the boiler for the mains gas central heating. There is then an adjoining dining room. The bright double aspect lounge is at the front and has a feature fireplace. Two bedrooms, bedroom one has a walk in wardrobe and there is a bathroom.

Outside: There will be a drive for one car plus a turfed garden and a 6' x 6' metal shed.

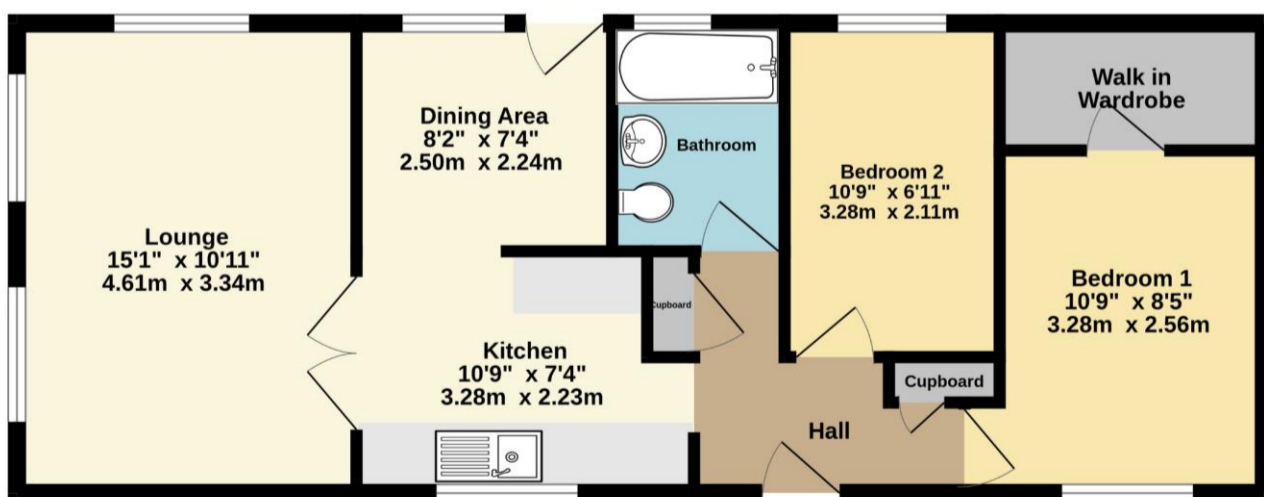
Naish membership: Membership passes are included for the leisure club close by ie swimming pools, gym, plus restaurant, cafe and bars.

Council tax band: A, Pitch fee: £296 per month, Tenure: 'perpetuity'

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GROUND FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.5 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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