



PETTENGELLS
ESTATE AGENTS

19 Field Place, Naish Estate, Barton On Sea, Hampshire, BH25 7RD
Asking Price £225,000

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

- Part exchange considered
- 40' x 12' Residential park home, brand new
- Driveway & landscaped garden
- No age restriction, no stamp duty
- 2 Bedrooms
- Membership of leisure facilities included
- Omar Newmarket
- Fully Furnished
- New warranty, Pet ok
- Short cut to beach





SUPERB BRAND NEW RESIDENTIAL PARK HOME ON THIS SOUGHT AFTER DEVELOPMENT.

Accommodation: There is an entrance hall leading into the well appointed kitchen and dining area, and the open plan design then continues to the into the lounge. There are two bedrooms, a double and a single, both with fitted wardrobes and there is a bathroom.

Outside: There will be a drive giving off road parking and the garden will be landscaped. Metal shed.

Council tax band: A, Tenure: For perpetuity, ground rent £246 per month.

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

Please read site rules if interested to be aware of restrictions.

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

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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