



**PETTENGELLS**  
ESTATE AGENTS

F9, Solent Road, Naish Estate, New Milton, Hampshire, BH25 7SR  
Asking Price £265,000

F9, Solent Road, Naish Estate, New Milton,  
Hampshire, BH25 7SR

- Viewings from mid-February 2025.
- 40' x 20' Residential park home
- Spacious accommodation
- Two bedrooms
- Two reception rooms
- No age restriction , No stamp duty
- Paved gardens
- Twin driveways
- Shower/wetroom plus second WC
- Pet friendly site, short walk to beach







IMPRESSIVE RESIDENTIAL PARK HOME ON THIS POPULAR DEVELOPMENT. WALKING DISTANCE OF CHEWTON BUNNY BEACH.

Accommodation: The entrance porch leads into a hallway and there is then a dining room, which also has a cupboard housing the fairly modern gas boiler. There is then an impressive bright double aspect lounge. The modern kitchen has integrated appliances and a back door. There are two double bedrooms, both with fitted wardrobes, there is then a wet room and a second WC.

Outside: This park home has the benefit of twin driveways, either side, giving good off road parking. The low maintenance gardens then extend around the rear where there is also a metal shed.

Council tax band: A, Ground rent £304 pcm including use of Naish leisure facilities, Tenure: Perpetuity

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | [newmilton@pettengells.co.uk](mailto:newmilton@pettengells.co.uk) | [www.pettengells.co.uk](http://www.pettengells.co.uk)



**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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