



**PETTENGELLS**  
ESTATE AGENTS

46 Field Place, Naish Estate, Barton On Sea, BH25 7RD  
Asking Price £220,000

46 Field Place, Naish Estate, Barton On Sea,  
BH25 7RD

- 30' x 20' Residential park home
- Chain free sale
- Two bedrooms
- Modern shower room
- Low maintenance gardens
- Use of Naish pools and facilities
- Driveway/off road parking
- Large living/dining room
- No age restriction
- Pet friendly site, short cut to beach







WE ARE PLEASED TO OFFER 'CHAIN-FREE' THIS 30' X 20' (APPROX) RESIDENTIAL PARK HOME SITUATED ON THE EVER POPULAR HOBURNE NAISH ESTATE.

Accommodation: A porch leads into a main a spacious living/dining room. An inner then opens to the kitchen which in turn accesses the utility lean-to as well as bedroom two. There is a main bedroom which also has a cupboard housing the gas boiler and there is a modern shower room.

Outside: The driveway gives off-road parking and there are 'low-maintenance' gardens surrounding this home. Shed.

Council tax band: A, Tenure: Perpetuity, Ground rent: £252 per month to include use of Naish leisure facilities.

Living/dining room - 5.71m x 3.22m

Kitchen - 2.8m x 2.8m

Bedroom one - 3.9m x 2.85m

Bedroom two - 2.8m x 2.8m

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