



**PETTENGELLS**  
ESTATE AGENTS

7 New Milton Heights, Walkford Lane, New Milton, Hampshire, BH25 5NH  
Asking Price £275,000

## 7 New Milton Heights, Walkford Lane, New Milton, Hampshire, BH25 5NH

- Splendid large modern park home (new 2022)
- Two bedrooms
- Ensuite shower room & bathroom
- Walk in wardrobe/dressing room in bedroom 1
- For age 45+
- Pets Ok, Council tax band A
- No stamp duty payable or solicitor required to buy
- Monthly pitch fee £190
- Pleasant rural walk nearby
- Well appointed kitchen







**LARGE (50' x 20') MODERN RESIDENTIAL PARK HOME OFFERED 'CHAIN FREE' AND CONVENIENTLY SITUATED BETWIXT NEW MILTON AND HIGHCLIFFE.** New Milton Heights is in an enviable location on the south coast of England. Set close to the New Forest and a short distance from the coast, the fully residential park is perfect for those looking for both peace and quiet and the coast. Accommodation: This is a very large residential park home with generous accommodation, starting off with a traditional entrance hall which leads into an impressive double aspect living room with feature fireplace and doors to the decked area. There is then a well appointed kitchen/dining room. Bedroom one has the benefit of an ensuite shower room as well as a walk-in wardrobe/dressing room and opposite bedroom two is a main bathroom.

**Outside:** The paved drive gives off road parking. The paved gardens then continue along the side where there is a shed and then of course the superb large decked area adjoining the stream and with lovely woodland behind.

**Pitch Fee TBC:** £190 per month, Council tax band: A, TBC

**Note:** This is for age 45's and over, children are welcome to visit the park at anytime but are not allowed to have residency. Pets are welcome at the park with management's discretion.

**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 (subject to conditions), ie no defined time, so its better than a lease that counts down year by year.

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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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