



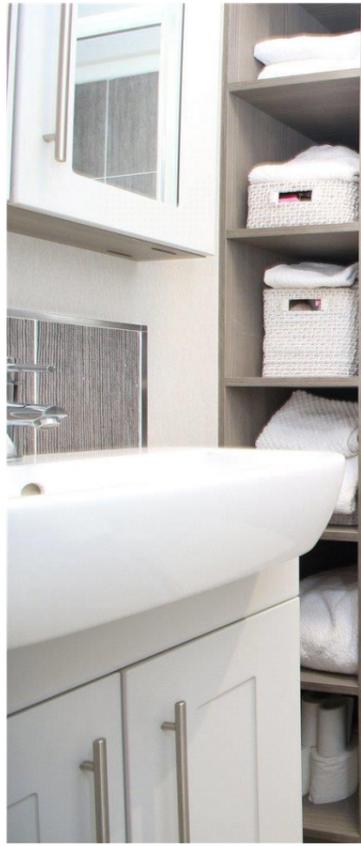
**PETTENGELLS**  
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F5 Naish Estate, Barton On Sea, Hampshire, BH25 7SR  
Asking Price £299,950

## F5 Naish Estate, Barton On Sea, Hampshire, BH25 7SR

- Superb modern residential parkhome
- 40' x 16', Two bedrooms
- Parking plus garden
- No age restriction, no stamp duty
- Member of leisure facilities included
- Pet ok
- Short walk to beach
- Well appointed kitchen
- Bright living room
- Two shower rooms





OFFERED CHAIN FREE, THIS IMPRESSIVE MODERN RESIDENTIAL PARK HOME IN PLEASANT LOCATION

Accommodation: Superb living space with lounge, dining and well appointed kitchen areas. There is then an inner hall leading to the two bedrooms with bedroom one having the benefit of extensive wardrobes and also an ensuite shower room. Bedroom two also has fitted wardrobes and opposite this is a further shower room.

Outside: There is parking to the front and side of this property and the attractive paved gardens then continue to the side and rear where there is also a shed.

Council tax band: A, Tenure: For perpetuity, ground rent £304 per month.

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

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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. 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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