



PETTENGELLS
ESTATE AGENTS

3 Knightcrest Park, Milford Road, Everton, Hampshire, SO41 0BA
Asking Price £215,000

3 Knightcrest Park, Milford Road, Everton,
Hampshire, SO41 0BA

- Appealing park home overlooking paddock
- Two Bedrooms with wardrobes
- Living room leading to dining room
- Occupants need to be 55+
- 1 Dog allowed, sorry no cats
- Council tax band: A, No stamp duty payable
- Village Location, bus stop closeby
- Driveway & gardens
- Available quickly
- Mains gas central heating





WE ARE PLEASED TO OFFER THE 'CHAIN FREE' SALE OF THIS SPACIOUS 40' x 20' TWO BEDROOM RESIDENTIAL PARK HOME SITUATED IN A LOVELY VILLAGE LOCATION BUT JUST A SHORT DRIVE FROM BOTH LYMINGTON AND MILFORD ON SEA.

Accommodation: There is an entrance hall with cupboard. The living room is bright with a double aspect. There is then an archway to the dining room. The kitchen has the benefit of a separate utility room which also houses the gas boiler. The inner hall accesses the two double bedrooms, with fitted wardrobes and bedroom one has an en suite with easy access bath/shower. There is then a main shower room.

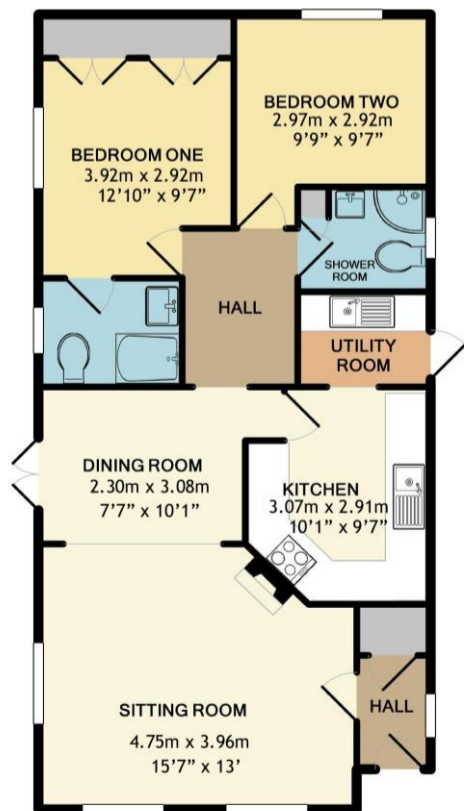
Outside: There is a lawned garden to the front, the driveway to the side gives off road parking for two cars. The rear garden is mainly paved for ease of maintenance. Currently there is a lovely backdrop behind with paddock and then a tree line.

Site Rules: There are park rules including the following: • All homeowners and residents must be 55+ years of age. • The sub-letting of homes is not allowed. • No commercial enterprise shall take place within the park however homeowners are at liberty to work individually from their homes by carrying out office based work. • The keeping of one dog is permitted. • The keeping of cats is not permitted. • Homeowners are not allowed to keep commercial vehicles/campervans or sign written vehicles on site. • Homeowners can only park on their own driveways and the carparks are for visitors.

COUNCIL TAX BAND: A, Current ground rent £263 pcm, Tenure: Perpetuity.

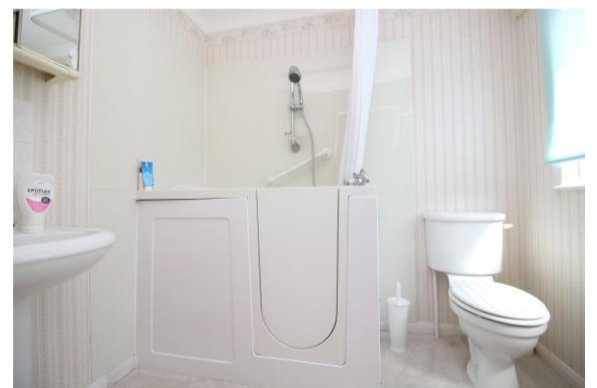
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TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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. 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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