



PETTENGELLS
ESTATE AGENTS

44 Westwoods Park, New Milton, Hampshire, BH25 5TB
Asking Price £259,999

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- Brand new residential park home
- Superb living/dining room
- Two bedrooms with fitted wardrobes
- Ensuite & bathroom
- Well appointed kitchen
- Lovely woodland walk closeby
- Driveway & landscaped garden
- Pet friendly site, no stamp duty payable
- For age 55+, fully furnished
- Omar Newmarket 40' x 20'





Woodland walk c/losby



SUPERB, BRAND NEW 40' X 20' RESIDENTIAL PARK HOME ON THIS POPULAR DEVELOPMENT. SITUATED IN A SEMI RURAL LOCATION. PART EXCHANGE CONSIDERED. Accommodation: There is a lovely bright lounge at the front which then leads into a dining area and then in turn a well appointed kitchen. An inner hall then accesses the two bedrooms with bedroom one having fitted wardrobes and an ensuite shower room; there is then a bathroom.

Outside: Landscaped garden plus drive/off road parking. Shed. Lovely woodland walk adjoining the development.

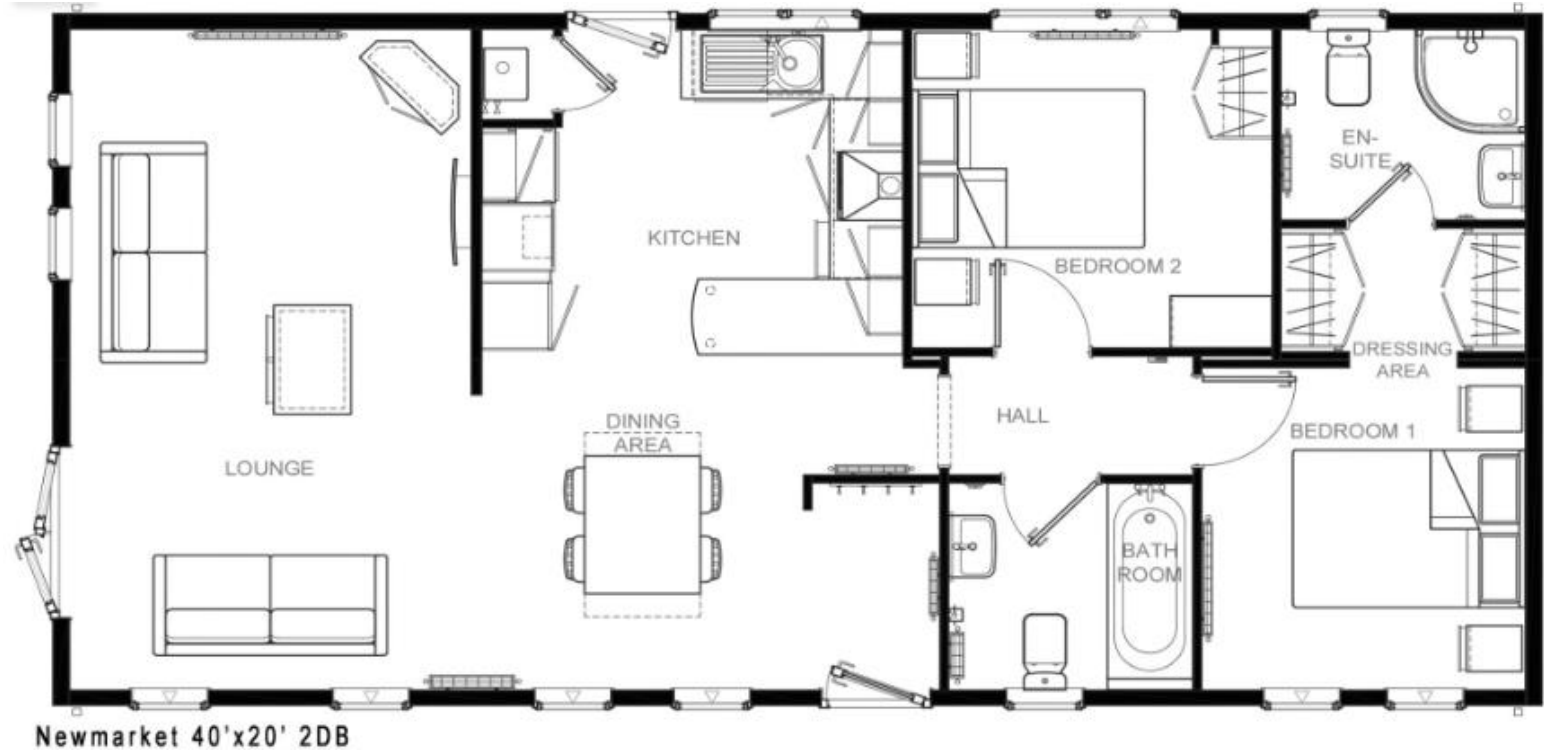
TENURE: These residential park homes are neither freehold or leasehold and hence it is difficult to define the tenure of these properties in the traditional sense as you own the property outright but not the land it sits on. Hence the pitch fee/ground rent payment is for the right to be situated in this position for perpetuity, ie no defined time, so it's better than a lease that counts down year by year.

Semi-Rural Location: - There is a pleasant little community on this site which enjoys a lovely location on the fringes of New Milton and the New Forest National Park. Sammy Miller Tea Room is opposite and Beechwood Stores is within walking distance, just off Stem Lane. The site has its own bus stop and we are told the bus runs weekdays into New Milton/the large Tesco and back.

Council tax band: A, Ground rent: approx £250 pcm.

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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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