

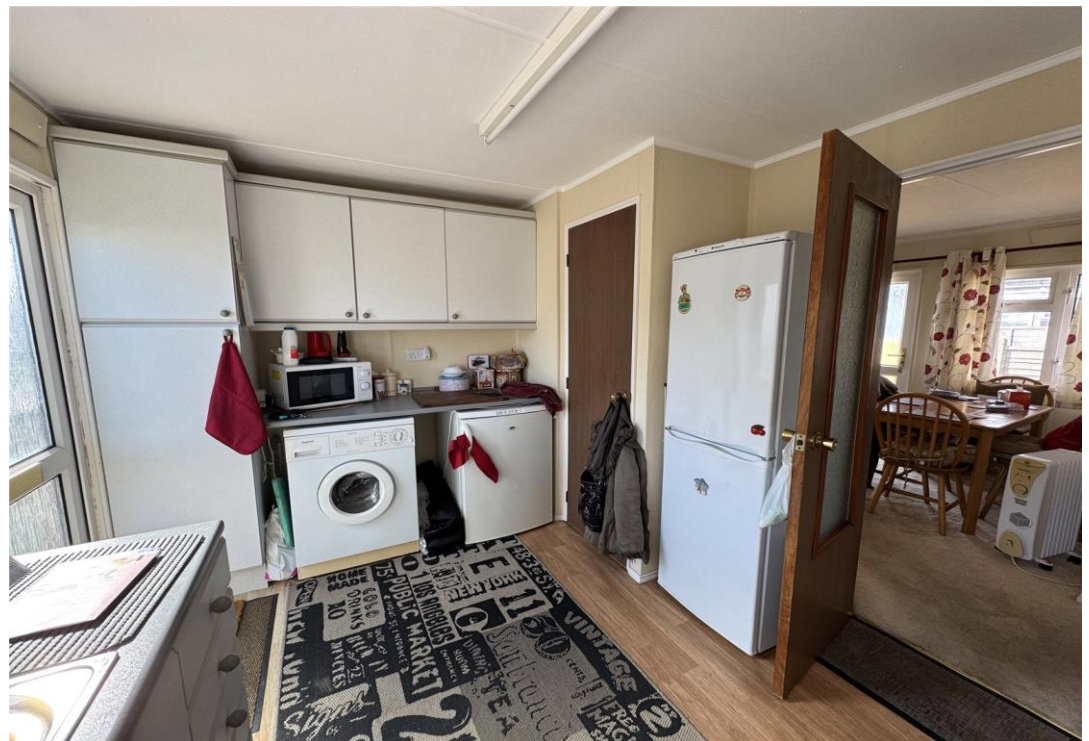


**PETTENGELLS**  
ESTATE AGENTS

2a Cul de Sac, Naish Estate, Barton On Sea, Hampshire, BH25 7RU  
**Asking Price £240,000**

2a Cul de Sac, Naish Estate, Barton On Sea,  
Hampshire, BH25 7RU

- 36' x 20' Residential park home
- Bright living room
- Separate dining room
- Kitchen
- Two bedrooms
- Bathroom
- Gardens & driveway
- Electric heating
- No age restriction, No stamp duty
- Use of Naish leisure facilities







WE ARE PLEASED TO OFFER THIS 36' x 20' TWO BEDROOM RESIDENTIAL PARK HOME SITUATED ON THE EVER DESIRABLE NAISH PARK, WITH ITS OWN PRIVATE SHORT CUT TO THE BEACH.

Accommodation: There is a lovely bright double aspect living room with feature vaulted ceiling leading then to a separate dining room. The kitchen has a door leading outside. An inner hall then accesses two double bedrooms, both with fitted wardrobes and there is a bathroom.

Outside: This home sits on a good size plot with gardens to the front and rear as well as both sides, part lawned and paved and there is a metal shed. Driveway giving off road parking.

Council tax band: A, Ground rent £305 pcm including use of Naish leisure facilities including swimming pools, Tenure: Perpetuity.

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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