



PETTENGELLS
ESTATE AGENTS

1 Knightcrest Park, Milford Road, Everton, Hampshire, SO41 0BA
Asking Price £235,000

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

- Very spacious residential park home
- Chain free sale, for age 55+
- Pleasant private garden
- Driveway and garage, bus stop closeby
- Bathroom and ensuite
- Living room and dining room
- Dogs allowed, sorry no cats
- Kitchen and separate utility room
- Short drive to Lymington and Milford On Sea





SUPER SPACIOUS 46' x 20' RESIDENTIAL PARK HOME IN THIS LOVELY VILLAGE LOCATION.

Accommodation: The entrance hall leads into a lovely living space with lounge and dining room. The kitchen overlooks the rear garden and has an archway to a separate utility room. There are two bedrooms with bedroom one having a dressing area and ensuite shower room. Opposite bedroom two is a bathroom.

Outside: This home has pleasant gardens to the side and rear, with the back garden being secluded and having lawned and paved areas as well as shrub borders and there's also a shed. The drive gives off road parking and leads to detached single garage.

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 on site. • Homeowners can only park on their own driveways and the carparks are for visitors.

Council tax band: A, Tenure: Perpetuity, Ground rent: £263 pcm, no stamp duty payable!

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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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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