



**PETTENGELLS**  
ESTATE AGENTS

5 Knightcrest Park, Milford Road, Everton, Hampshire, SO41 0BA  
Asking Price £225,000

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

- Spacious residential park home
- For age 55+, no stamp duty
- Pleasant garden and outlook to rear
- Driveway to side and bus stop closeby
- Two shower rooms
- Living room and dining room
- Dog allowed, sorry no cats
- Kitchen and separate utility room
- Short drive to Lymington and Milford On Sea
- Gas central heating





SUPERB 40' x 20' RESIDENTIAL PARK HOME, RELUCTANT SALE WITH SELLER MOVING CLOSER TO FAMILY, TWO DOUBLE BEDROOMS TWO RECEPTION ROOMS AND TWO SHOWER ROOMS. RURAL OUTLOOK TO REAR.

Accommodation: The entrance hall leads into a dining room and then an archway opens to the super large, bright living room. There is a kitchen and this in turn has an arch to a separate utility room, which is a real bonus in a park home. Both bedrooms are doubles and have a lovely outlook to the rear as well as fitted wardrobes and bedroom one has an en suite shower room. There is a further shower room next to bedroom two.

Outside: There is a paved driveway giving off road parking and this lovely home has pleasant gardens, mainly to the rear, laid out for ease of maintenance plus a shed. There is the wonderful backdrop of a paddock and tree line behind.

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. Please read all site rules before purchasing.

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

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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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