



**PETTENGELLS**  
ESTATE AGENTS

F18 Naish Estate, Barton On Sea, Hampshire, BH25 7SR  
**Asking Price £270,000**

## F18 Naish Estate, Barton On Sea, Hampshire, BH25 7SR

- Superb residential park home
- 40' x 20', Two bedrooms
- Drive plus garden
- No age restriction, no stamp duty
- Member of leisure facilities included
- Pet ok
- Short cut to beach
- Kitchen
- Bright living room
- Mains gas central heating







WE ARE PLEASED TO OFFER AS A 'CHAIN-FREE', SALE THIS SPACIOUS 40' x 20' RESIDENTIAL PARK HOME SITUATED ON THE EVER POPULAR HOBURNE NAISH DEVELOPMENT.

Accommodation: There is a porch and then entrance hall leading into the dining room and then in turn the lovely large bright lounge with feature vaulted ceiling. There is a kitchen which also opens to the south side garden. Two double bedrooms with fitted wardrobes and bedroom one having an ensuite shower room, plus there is a main bathroom.

Outside: This park home has a driveway on one side giving off-road parking. The gardens extend to both sides and the rear and there's also a shed.

Council tax band: A, Tenure: For perpetuity, ground rent £318 per month TBC.

Naish membership: Membership passes are included for the leisure club close by ie swimming pools, gym, plus restaurant, cafe and bars.

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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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