



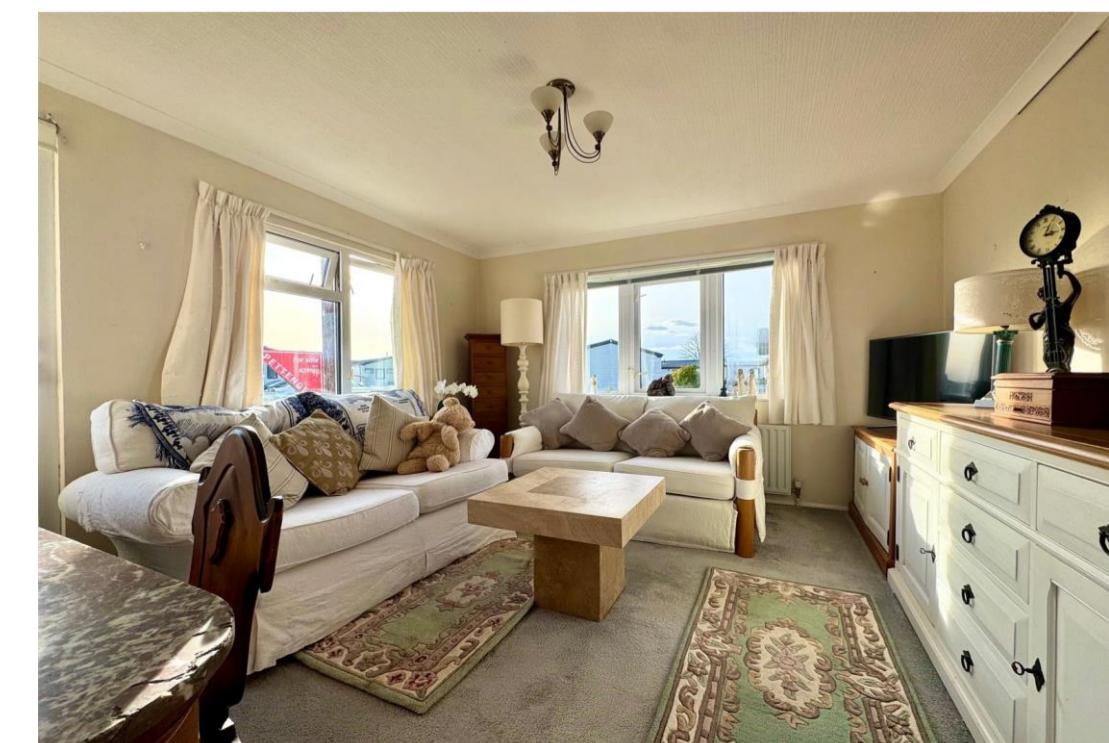
PETTENGELLS
ESTATE AGENTS

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

Asking Price £165,000

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

- 40' x 12' residential park home
- Two bedrooms
- Living room
- Kitchen
- Use of Naish Park and facilities
- Bathroom
- Low maintenance gardens
- Driveway
- No age restriction
- Pet ok, shortcut to beach





WE ARE PLEASED TO OFFER AS A CHAIN-FREE SALE, THIS 40' X 12' RESIDENTIAL PARK HOME ON THE EVER POPULAR NAISH ESTATE.

Accommodation. There is an entrance hall leading into the kitchen and then in turn a bright lounge at the front. Two bedrooms and a bathroom.

Outside: The driveway gives off road parking. There are then mainly paved gardens to the side and rear plus a greenhouse and shed.

Lounge – 11'9 x 11'7

Kitchen/breakfast room – 11'7 x 9'11

Bedroom one – 11'7 x 7'9

Bedroom two – 7'6 x 5'5

Council tax band: A, Pitch fee: £230 per month TBC, Tenure: 'perpetuity'

Please read site rules if interested to be aware of restrictions.

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. 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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