



PETTENGELLS
ESTATE AGENTS

15 Field Place, Naish Estate, Barton On Sea, Hampshire, BH25 7RD
Asking Price £157,000

15 Field Place, Naish Estate, Barton On Sea, Hampshire, BH25 7RD

- 40' x 20' residential park home
- Two double bedrooms
- Large lounge archwayed into separate dining room
- Kitchen
- Shower room
- Second separate WC
- Driveway
- Corner plot with wrap around garden
- Member of leisure facilities included
- No age restriction, no stamp duty





A SUBSTANTIAL 40' X 20' RESIDENTIAL PARK HOME SITUATED ON THE POPULAR HOBURNE NAISH DEVELOPMENT.

Accommodation: Front door opens into the hallway with storage cupboard and second separate WC. Door leads into the dining room which is archwayed into the spacious living room with doors leading to the rear garden. There are two double bedrooms both with fitted wardrobes and with shower room with window to the rear.

Outside: Double gate lead to the driveway with a gate to the side. The garden extend to both sides and rear.

Council tax: A, Tenure: perpetuity, ground rent: approx. £310 per month

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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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. 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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