



PETTENGELLS
ESTATE AGENTS

7 Hurst Close, Naish Estate, New Milton, Hampshire, BH25 7RF
Asking Price £290,000

7 Hurst Close, Naish Estate, New Milton,
Hampshire, BH25 7RF

- Impressive 42' x 20' residential Park Home
- Wide driveway
- Superb gardens
- Two Bedrooms with fitted wardrobes
- Two Reception Rooms
- Shower room plus second WC
- No Age Restriction/ No Stamp Duty
- Pets Allowed
- Membership of Leisure Club Included
- Short cut to beach





SUPERB RESIDENTIAL PARK HOME ON THE SOUGHT AFTER NAISH ESTATE. PARTICULARLY IMPRESSIVE GOOD SIZED GARDEN.

Accommodation: The front door opens to an entrance hall and then in turn a bright double aspect living room with feature fireplace. An archway leads to the dining room which has french doors to the garden and also opens to the kitchen and then in turn a separate utility room, which also has a back door. There is an inner hall accessing the two double bedrooms both with fitted wardrobes, bedroom one has an ensuite cloak/dressing room and there is a main shower room.

Outside: This lovely park home sits on an unusually good sized plot with gardens to all four sides, the wide driveway gives off road parking, accessed via gates. There is then an extended decked area which adjoins a lovely lawn with shrub borders, there is a shed and greenhouse. To the other side a further paved area.

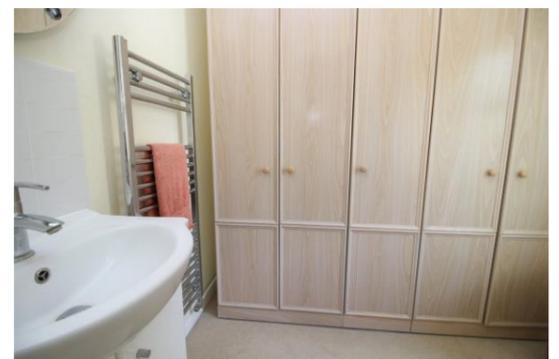
Living room: 4.69m x 4.13m
 Dining room: 2.95m x 2.42m
 Kitchen: 3.4m x 2.91m
 Bedroom One: 3.5m x 2.94m
 Bedroom Two: 2.92m x 2.57

TENURE: These residential park homes are neither freehold or leasehold and hence it is difficult to define the tenure of these properties in the traditional sense as you own the property outright but not the land it sits on. Hence the pitch fee/ground rent payment is for the right to be situated in this position for perpetuity (subject to conditions), ie no defined time, so it's better than a lease that counts down year by year.

Council tax band: A, Current monthly pitch fee: £313

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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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