

PETTENGELLS
ESTATE AGENTS

4 Westwood Park, Bashley Cross Road, New Milton, Hampshire, BH25 5TB
Offers Over £170,000

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- 42' x 14' residential park home
- Lovely location on site
- With pleasant outlook
- Two bedrooms
- Living room & separate dining room
- Kitchen
- Shower room
- Driveway and garden
- Pet ok, for age 55+, no stamp duty
- LPG Central heating













WE ARE DELIGHTED TO OFFER THIS 42' x 14' RESIDENTIAL PARK HOME, SITUATED IN A PARTICULARLY APPEALING LOCATION ON THE EDGE OF THIS DEVELOPMENT, AND ON THE FRINGES OF THE NEW FOREST NATIONAL PARK.

Accommodation: The entrance hall leads into the lovely living space with kitchen, dining room and then a bright lounge. There are two bedrooms and a shower room.

Outside: This park home enjoys a lovely elevated position right on the edge of the park overlooking an attractive open green to the front. The drive gives off road parking. There are mainly paved 'low maintenance' gardens to the side and rear plus a shed.

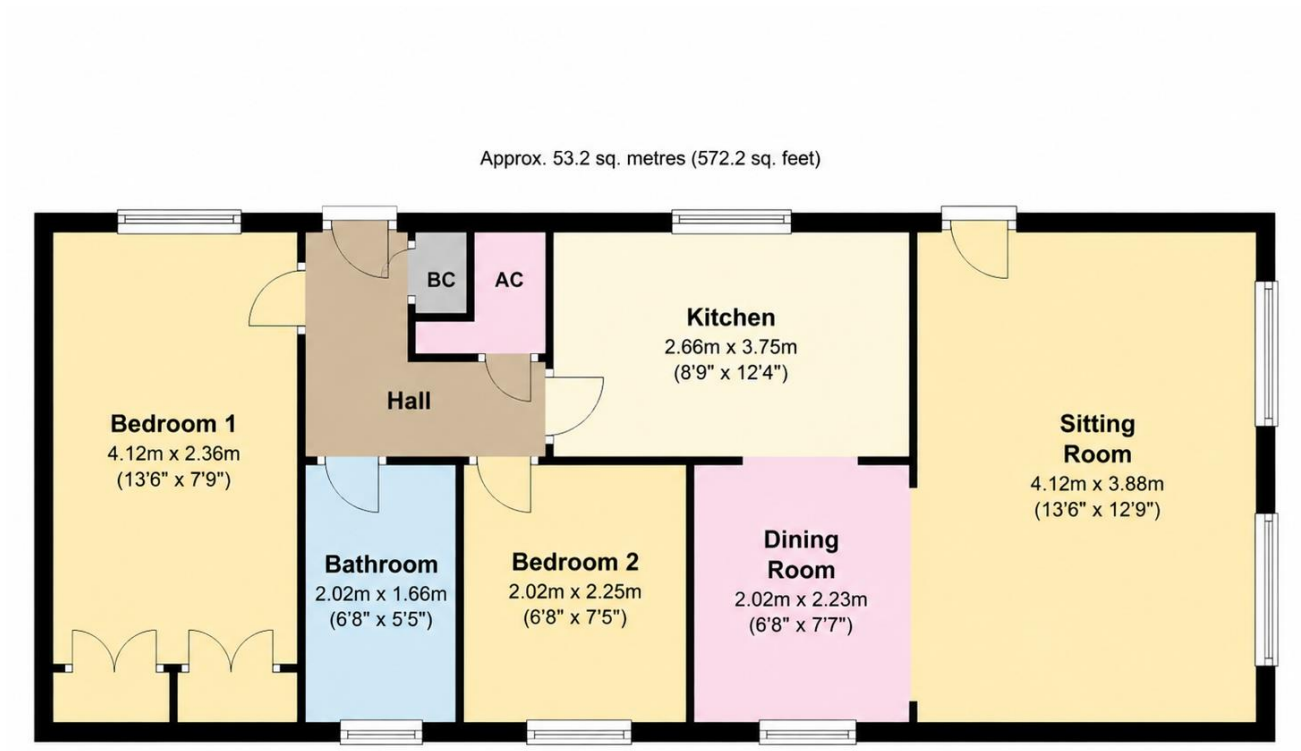
TENURE: These residential park homes are neither freehold or leasehold and hence it is difficult to define the tenure of these properties in the traditional sense as you own the property outright but not the land it sits on. Hence the pitch fee/ground rent payment is for the right to be situated in this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

Semi-Rural Location: - There is a pleasant little community on this site which enjoys a lovely location on the fringes of New Milton and the New Forest National Park. Sammy Miller Tea Room is opposite and Beechwood Stores is within walking distance, just off Stem Lane. The site has its own bus stop and we are told the bus runs weekdays into New Milton/the large Tesco and back. Please read site rules if interested to be aware of restrictions.

Council tax band: A, Monthly ground rent £244

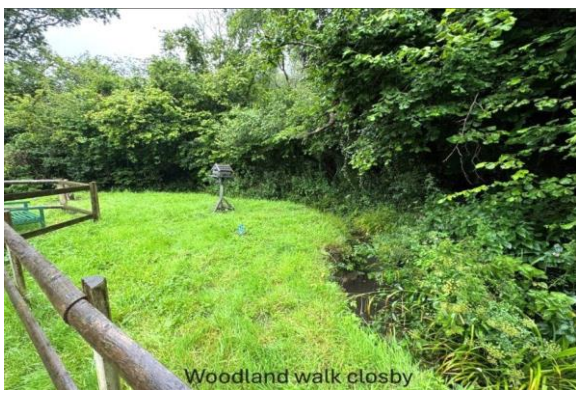
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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may 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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