

PETTENGELLS
ESTATE AGENTS

52 Westwoods Park, Bashley Cross Road, New Milton, Hampshire, BH25 5TB
Asking Price £165,000

52 Westwoods Park, Bashley Cross Road, New Milton, Hampshire, BH25 5TB

- Spacious two bedroom residential park home
- On edge of development
- Chain free sale
- Twin driveways
- Garden and wooded backdrop
- For age 55+, No stamp duty, pet ok
- Solar panelling and new roof
- Bathroom/WC & Shower room/WC
- Kitchen and separate utilty room
- Living room and separate dining room













A SPACIOUS 42' x 20' RESIDENTIAL PARK HOME WITH PLEASANT WOODED BACKDROP, OFFERED AS A 'CHAIN FREE' SALE

Accommodation: The entrance hall leads into the two reception rooms, i.e. a dining room and a large bright lounge. There is a kitchen and usefully a separate utility room which also houses the gas boiler. There are two bedrooms with bedroom one having an en suite bathroom and there is a shower room next to bedroom two.

Outside: This park home sits right on the edge of the development with a larger than average garden for such a property. There is a lawned garden to the front and a drive giving off road parking and the garden then extends down the side, is paved for ease of maintenance and leads to the rear where there's a further area with a pleasant wooded backdrop. There is a garden shed. There are solar panels and the seller tells us the roof is new.

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.

Monthly ground rent: TBC, Council tax band: A

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

PETTENGELLS
ESTATE AGENTS







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.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

PETTENGELLS
ESTATE AGENTS