

PETTENGELLS
ESTATE AGENTS

16 King George, Christchurch Road, New Milton, Hampshire, BH25 6QJ

Asking Price £169,950

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- Brand new residential Park Home 40' x 10'
- Close to amenities and shops
- No stamp duty, for residents age 50+
- Sorry, no pet
- One or two bedroom design from Omar
- Bottled gas central heating
- Driveway for one car
- Low maintenance garden
- Well appointed kitchen
- Bathroom













BRAND NEW RESIDENTIAL PARK HOME.

A new plot has been created to accommodate a brand new home with parking on this small, select residential park for the over 50's. The home is not on the site to view but the park and the plot is available to view. The buyer is able to place a deposit to reserve the plot and then a new home can be ordered and the buyer is able to a degree, to bespoke the home with the manufacturer to suit their own taste. The home can come fully furnished, sited with brickwork skirt and ready to move into. Lead time 2-3 months.

NOTE: The photo shown in the advert is not the actual home on the park and is used for illustrative purposes ie the final home may be different than what is shown.

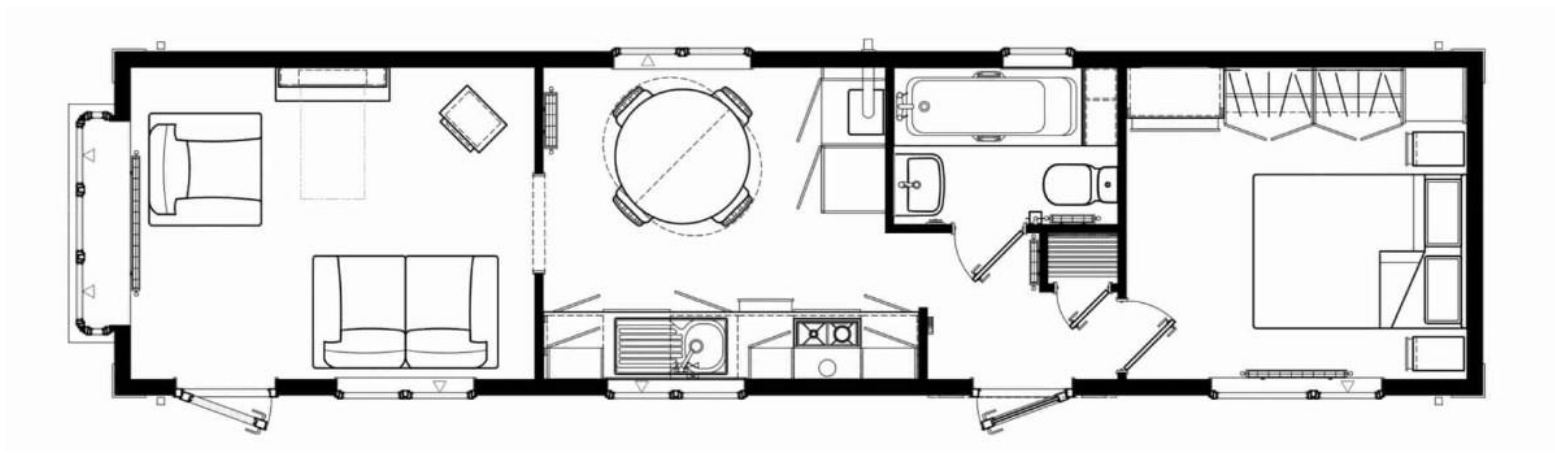
This brand-new Omar park home presents an excellent opportunity to acquire a stylish and affordable detached bungalow-style residence, designed specifically for comfortable, low-maintenance living. Measuring 40ft x 10ft, the home offers thoughtfully arranged accommodation with contemporary interiors and high-quality finishes throughout. Choose either one or two bed design (floorplan shows 1 bedroom design). Living room, well appointed kitchen, bathroom, driveway, garden, warranty, furnished.

TENURE: Leasehold In Perpetuity, Monthly pitch fee £275, council tax band: A

This tenure means that when buying a park home, you purchase the property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited and you will pay a service charge/pitch fee to the park owners. These properties are not mortgageable. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion.

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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