



**56 Field Place, Naish Estate, Barton on Sea, Hampshire. BH25 7RD**

**Guide Price £154,950**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500







**56 Field Place, Naish Estate, Barton on Sea, Hampshire.  
BH25 7RD**

**Guide Price £154,950**

A character two bedroom park home located in the highly sought after site of Naish with numerous features including short distance to cliff top and beaches below. Facilities include swimming pools, restaurants, bars and entertainment. Sitting Room, Kitchen, Family Room/Bedroom Two, large Bedroom One, Gardens, off road parking, numerous outbuildings. Vacant Possession





### **SITTING ROOM (10' 10" X 9' 4") OR (3.31M X 2.84M)**

Accessed via covered Entrance with UPVC double glazed double opening doors. Aspect to the front and side elevations through UPVC double glazed windows. Recessed lighting, panelled radiator, power points, open way through to Kitchen.

### **KITCHEN (9' 7" X 11' 3") OR (2.92M X 3.42M)**

Double panelled radiator, aspect to the side elevation through UPVC double glazed windows. Ceiling light, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with recess for fridge and separate freezer. Washing machine with storage cupboards to side. Recess for Range cooker with tiled splash back and Range cooker hood. Cupboard housing Glow Worm gas fired boiler and additional larder cupboard. Open way through to:

### **FAMILY ROOM (12' 7" X 6' 2") OR (3.83M X 1.87M)**

Can be used as Bedroom Two. Aspect to the side elevation through UPVC double glazed windows and double glazed stained glass windows. Radiator, door providing access onto side elevation, display unit incorporating glazed shelving unit with storage beneath.

### **BEDROOM 1 (16' 11" X 9' 9") OR (5.15M X 2.97M)**

Aspect to both side elevations through UPVC double glazed windows and UPVC double glazed French doors providing access to rear garden. Ceiling light point, power points, panelled radiator, fitted wardrobes comprising four single units and additional storage cupboard with display top over.

### **SHOWER ROOM (5' 11" X 5' 10") OR (1.81M X 1.77M)**

Obscure UPVC double glazed window to side. Ceiling light, low level WC, double shower cubicle with electric shower, large wash hand basin with monobloc mixer tap, storage cupboards over.

### **OUTSIDE**

the unit is positioned on a larger than average plot and has a side garden which is mainly paved and is enclosed behind panelled fencing, outside power and lighting. This continues to rear garden where there is a large work shop and separate garden store. The garden is once again paved and enjoys seclusion behind high panelled fencing. There is a summer house located to the rear boundary with double opening doors and a pathway along the side elevation providing return access to the front where there is an off road parking space. The unit is totally enclosed behind fencing and there is additional communal parking opposite.

### **PITCH FEE**

Pitch fee is £56.85 per week.

### **VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

### **DIRECTIONAL NOTE**

From our office in Old Milton Road proceed down the road until reaching Old Milton Green junction, turn right into Christchurch Road and proceed past Western Avenue and Naish Estate will be found shortly on the left.

### **PLEASE NOTE**

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

### **COUNCIL TAX**

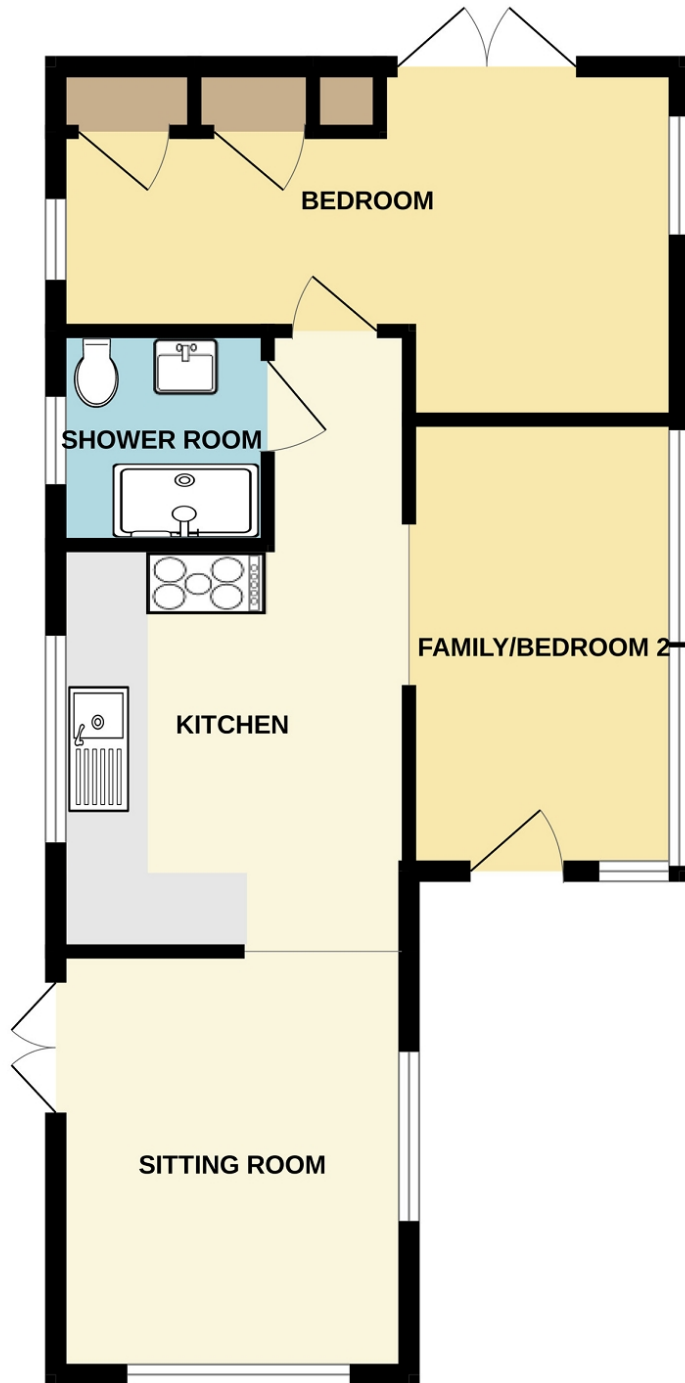
The council tax for this property is band A

### **EPC RATING**

The EPC rating for this property is



GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.