



71A, Field Place, Hoburne Naish Estate, Barton

£290,000

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*71A Field Place  
Hoburne Naish Estate  
Barton On Sea  
Hampshire  
BH25 7RD*

A deceptively spacious three bedroom residential park home, situated in the popular Hoburne Naish Estate. The property sits on a generous plot and features an L-shaped sitting/dining room, a modern kitchen, a family shower room, an en-suite shower room to bedroom one, and plenty of off road parking.

- Residential Park Home
- Pitch Fee: Approximately £302 PM
- Entrance Hall
- Modern Kitchen
- Dining Room
- Sitting Room
- Shower Room
- Three Good Sized Bedrooms
- En-Suite To Bedroom One
- Driveway



## The Property

Entrance hall with three useful storage cupboards.

Dining room with carpeted flooring, providing access to the sitting room and kitchen.

Modern kitchen with a generous range of wall and base units, a contrasting worktop, tiled splashback, gas hob, and space and plumbing for a tall freestanding fridge/freezer, washing machine, and slimline dishwasher.

Sitting room with a pleasant triple aspect, fireplace, and double casement doors opening onto the garden.

Shower room with fully tiled walls and flooring, UPVC double glazed window, and a suite comprising a WC, corner shower cubicle, wash hand basin, and ladder style heated towel rail.

Bedroom one is a good sized room with ample built-in wardrobes and a door leading to the en-suite shower room, with a suite comprising a shower cubicle, pedestal wash hand basin, and WC.

Bedroom two is a good sized double bedroom with a fitted wardrobe.

Bedroom three is a large single bedroom with a single wardrobe and would also make an ideal home office or study.





## *Gardens & Grounds*

71a Field Place sits on a generous plot, with a large area of shingle bordered by mature shrubs, a concrete driveway providing off road parking for two vehicles, and a concrete footpath leading to the front door.

The pitch fee also provides the owners with full access to all the facilities at Hoburne Naish.

## *Services*

Mains gas, electricity, water and drainage

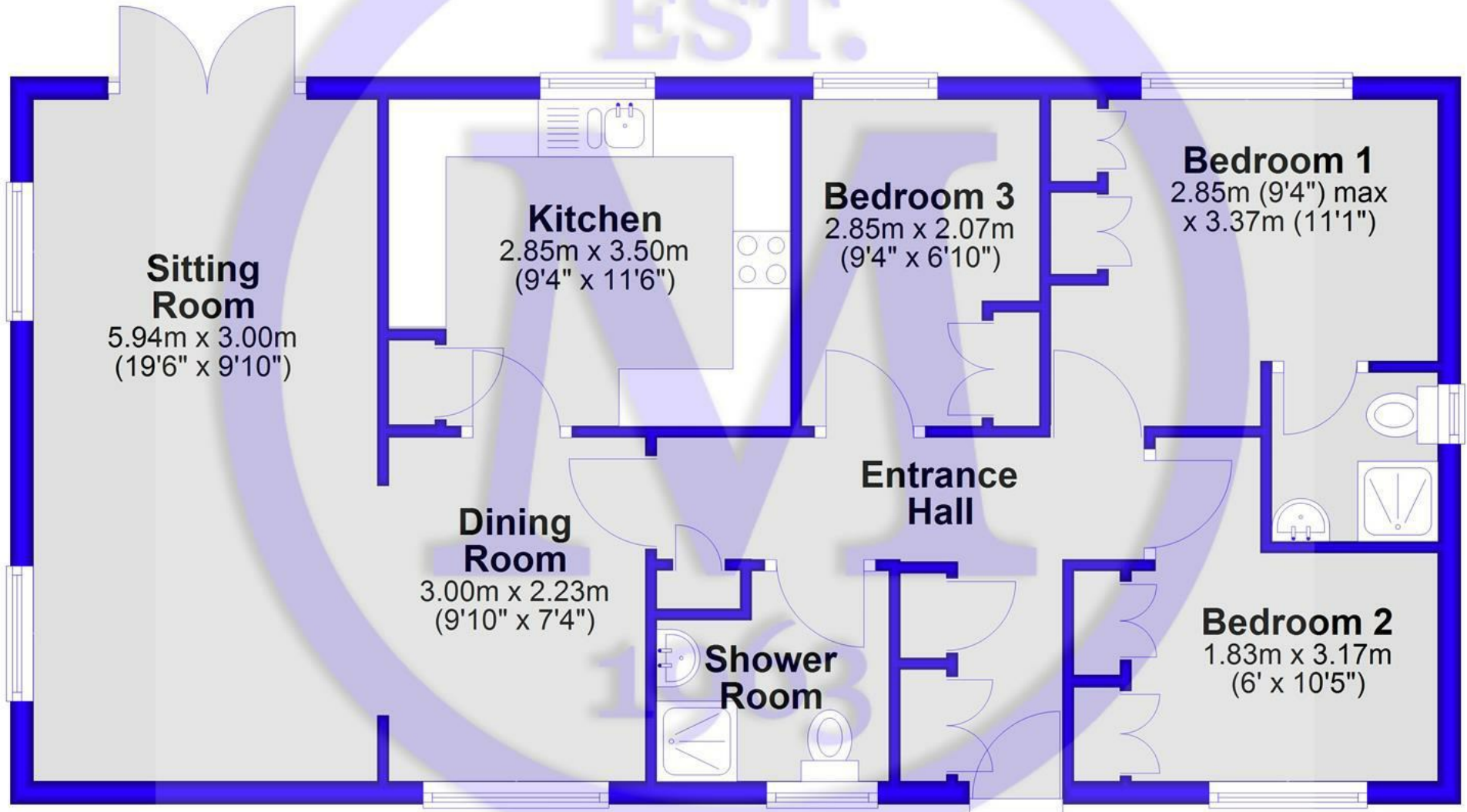
Council Tax Band: A

Energy Performance Certificate (EPC) Rating:

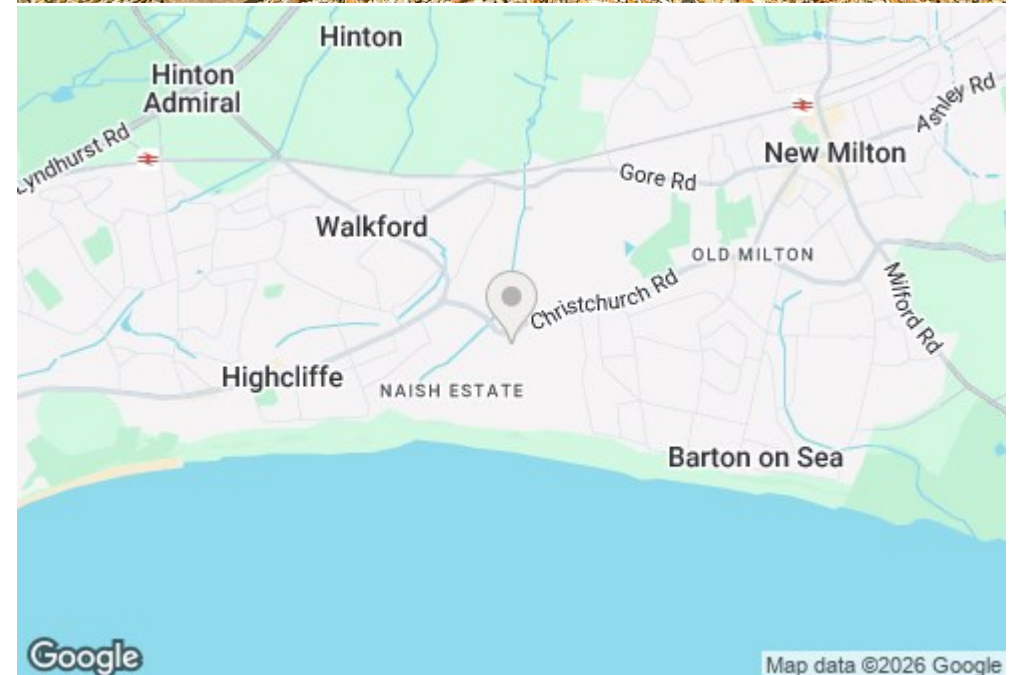
# Floor Plan

Approx. 72.7 sq. metres (782.9 sq. feet)

EST.



Total area: approx. 72.7 sq. metres (782.9 sq. feet)



## Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.



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