



9 Westwoods Park, Bashley Cross Road, New Milton. BH25 5TB

£139,950



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





**9 Westwoods Park, Bashley Cross Road, New Milton,
Hampshire. BH25 5TB**

£139,950

A well presented two bedroom park home located within a superior position providing views over adjacent green and having a wooded backdrop. Features of the property include Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Shower Room, off road Parking, manageable gardens, UPVC double glazing, Vacant Possession. Sole Agents.



ENTRANCE HALL

Accessed via UPVC double glazed front door. Panelled radiator, ceiling light, smoke detector, broom cupboard with shelf.

SITTING ROOM/DINING ROOM (15' 5" X 11' 10") OR (4.70M X 3.60M)

Aspect to both front and side elevations through UPVC double glazed windows. Vaulted ceiling, ceiling light, double panelled radiator, power points, TV aerial point, UPVC double glazed door providing access onto side elevation.

KITCHEN/BREAKFAST ROOM (12' 7" MAX X 11' 10") OR (3.83M MAX X 3.60M)

Aspect to both side elevations through UPVC double glazed windows. Two ceiling lights, single bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine, fitted stainless steel electric oven. Electric hob and extractor fan over. Recess for full height fridge/freezer, cupboard with Worcester/Bosch gas boiler and surrounding slatted shelving. Panelled radiator, power points, part tiled wall surrounds.

BEDROOM 1 (11' 10" X 10' 4" MAX) OR (3.60M X 3.16M MAX)

Aspect to the side elevation through UPVC double glazed window. Fitted bedroom furniture incorporating recessed double wardrobe with hanging rail and shelving with storage over. Bed recess, bedside cabinet, display shelving, additional storage cupboards and dressing table with mirror, power points, panelled radiator.

BEDROOM 2 (7' 10" X 4' 11") OR (2.40M X 1.51M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, fitted double wardrobe with hanging rail and storage over.

SHOWER ROOM (6' 5" X 5' 8") OR (1.96M X 1.73M)

UPVC double glazed window to side, ceiling light. Corner shower cubicle with thermostatically controlled shower unit, low level WC, wash hand basin with storage beneath, heated towel rail.

OUTSIDE

To the front elevation this area is designed for easy maintenance being mainly shingled with a paved pathway providing access to the front door. Driveway provides off road parking and in turn leads to an additional shingled area.

REAR GARDEN

The rear garden once again is designed for easy maintenance being mainly shingled and enclosed behind close board fencing.

PITCH FEE

The vendor informs us that there is a monthly pitch fee of approximately £176.76 and a water bill of 18.77 a month.

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 turn left at the traffic lights into Station Road and continue over the railway bridge into Fernhill Lane. Continue until reaching Bashley Cross Road roundabout and turn left. Proceed until reaching Sammy Miller Museum on the left and Westwoods Park will be found shortly on the right.

BUYERS NOTE

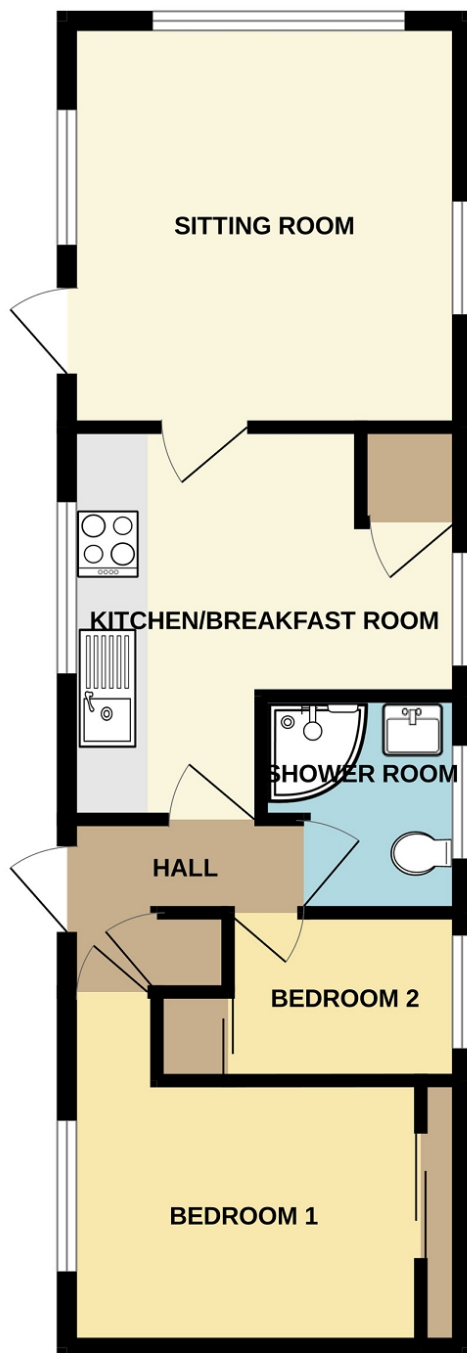
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 446 sq.ft. (41.5 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.