

# HUNTERS<sup>®</sup>

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Naish Estate

New Milton, BH25 7RA

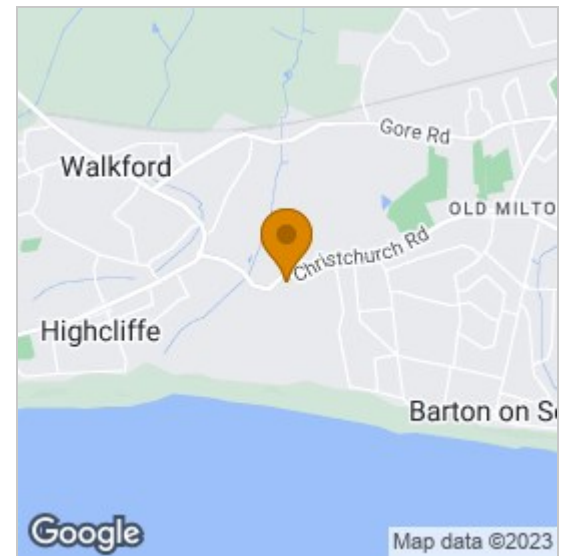
Asking Price £90,000







Area Map



One bedroom residential mobile home situated on the popular Hoburne Naish complex in New Milton, Hampshire. Hoburne Naish is set just back from the cliff top at Barton, which offers access to the beach. The property has been in the same ownership for thirty years and would benefit from some updating if the buyer desired. The property appears to be structurally sound and could be lived in whilst works are carried out over time. The property is offered with vacant possession.

Entrance to the property is via a wooden trellised archway which leads to three patio steps and a raised area. A glazed upvc door with obscured glass leads into the lounge area which benefits from plenty of natural light from the double aspect glazed windows. The property has gas fired central heating throughout which is powered by a back boiler that is set in the lounge wall. Exiting the lounge you enter the kitchen area which has a small selection of wall mounted cupboards, base unit and drawers. Stainless steel sink, laminate worktop and vinyl flooring. The bathroom is dated but functional and consists of a low level wc, basin, bath & vinyl flooring. At the rear of the home you enter a good sized double bedroom which benefits from a selection of fitted wardrobes and drawers. The bedroom looks out onto the garden area which houses a good sized wooden shed and a useful covered area. The outside space includes off road parking for a small vehicle and is mostly laid with lawn and patio slabs.

Ownership provides full access to the award winning leisure and club house facilities, which includes indoor and outdoor swimming pools, a fitness suite, tennis courts and children's adventure playground along with private access to the beach via the holiday park. Pitch fees which include ground rent are charged at £54.36 per week. Mains fed gas, water & electricity provided by Hoburne.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.