



IMPORTANT: 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.





# 17 Vale View Park, Sway, SO41 6JA

- Close to the forest
- Living Room
- Dining Room
- Semi-Rural Location
- Garden
- For Over 50's
- Chain Free Sale
- Two Bedrooms
- Kitchen & Bathroom
- Parking Area



**RESIDENTIAL PARK HOME IN QUIET LOCATION!**  
Situating within the New Forest National Park, we are pleased to offer this 35' x 20' two bedroom residential park home for the over 50's. The property would benefit from modernisation. We understand there is a occasional bus which passes as a 'request stop'. New circa 1990 we are told by Tingdene.

**Accommodation:** There is a large L shaped living and dining room as well as a kitchen, two bedrooms and a bathroom.

**Outside:** There is a car park adjacent. There is a small patio and lawned area to the front and side. A main garden to the rear enjoys an approx southerly aspect and a pleasant mainly rural backdrop.

**TENURE:** These residential park homes are neither freehold or leasehold and hence it is difficult to define the tenure of these properties in the traditional sense as you own the property outright but not the land it sits on. Hence the pitch fee/ground rent payment is for the right to be situated in this position for perpetuity (subject to conditions), ie no defined time, so its better than a lease that counts down year by year.

**Pitch Fee:** £119 payed 13 times a year ie every 4 weeks.

**Council tax band:** A