



NEW LANE, £425,000, VIRTUAL FREEHOLD

ENJOY LOW-MAINTENANCE COASTAL LIVING IN THIS BEAUTIFULLY MAINTAINED **WESSEX ALLURE (45' X 20')** PARK HOME, IDEALLY POSITIONED WITH DIRECT VIEWS ACROSS THE TRANQUIL STURT POND NATURE RESERVE. WITH ITS OWN GARDEN, PRIVATE SHED, AND LARGE RAISED PATIO, THIS HOME OFFERS THE PERFECT SPOT TO ENJOY NATURE, ENTERTAIN FRIENDS, OR SIMPLY UNWIND.

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DESCRIPTION: THE PROPERTY

This 45' x 20' Wessex Allure park home offers practical, single-storey accommodation in a desirable waterside setting. The layout includes a large open-plan kitchen, dining and lounge area with bifolding doors leading directly to a raised patio area with uninterrupted views across Sturt Pond Nature Reserve.

The main bedroom has fitted wardrobes and a private en suite featuring both a shower and a bath. The second double bedroom also includes fitted wardrobes. There is a separate main bathroom with a walk-in shower. A snug offers additional flexible space, suitable for use as a home office or second reception.

At the entrance, a utility area includes a dog shower and space for coats and boots.

Outside, the home sits on a private plot with garden space, a storage shed, and two allocated parking bays.

THE PARK

This is a well-maintained, landscaped residential development exclusively for over-45s. Each home benefits from private garden areas and parking and can be lived in full time all year round. The community is

pet-friendly, with a focus on low-maintenance living and privacy.

Site fees: £294.07/month (subject to annual RPI review)

Tenure: Virtual Freehold – the home is owned outright, with a lease on the plot in perpetuity

Council Tax Band: A

Please note: Park homes are not mortgageable. Always consult a solicitor for full legal guidance.

ALL ABOUT MILFORD ON SEA

Milford on Sea is a vibrant coastal village with a heart, all amenities surround the village green. It offers a wide array of restaurants, pubs, cafes, and shops. The local amenities include a village veg, butcher with special b-b-q selection, medical centre, other essentials shops and great smiles, dental surgery. Throughout the year, the village green hosts numerous events such as an Arts & Music Festival, Plant Sale, Dog Show, and Christmas & Carole Light Service on the first Friday of December. The **Community Centre and the village's four churches** also run active clubs year-round.

Magic Milford also has to offer the benefit of scenic walks, with breath taking views of

the Isle of Wight, the Needles, Christchurch Bay and Hengistbury Head. For nature enthusiasts, one can enjoy forest walks through the Pleasure Grounds and Studland Common, both local nature reserves, backing onto the nearby Shorefield Holiday Park facilitating its own indoor and outdoor swimming pool, gym, bar and restaurant.

Just a short drive away is the New Forest National Park. This substantial Park offers unspoiled woodland, heathland, and river valleys, where multiple species of wildlife including Ponies and Cattle roam freely. The New Forest is ideal for walking, cycling, and horse riding in a car-free environment.

The Georgian town of Lymington is only 3 miles from Milford, in addition to the nearby town of New Milton which offers not only local shops, comprehensive and private schooling and supermarket, but a Rail Station providing fast services direct to London Waterloo. Bournemouth town and the City of Southampton, 18 Miles from Milford on Sea, both obtain airports offering convenient access for domestic and international flights.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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