



**PETTENGELLS**  
ESTATE AGENTS

444 Seabreeze, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH  
Asking Price £65,000

444 Seabreeze, Shorefield, Near Milford On Sea,  
Hampshire, SO41 0LH

- Luxury 42' x 14' Lodge at edge of development
- Current pitch fee £7380
- Two Bedrooms
- 2 Shower rooms
- Key To View
- Large Sundeck
- Walk To Beach
- New 2020, license until Nov 2040
- Letting/income potential
- Use for 11 month season, cannot be main residence





**INTRODUCING HARTLAND LODGE - WHERE LUXURY MEETS TRANQUILLITY.**  
 New in 2020, this 42' x 14' superb holiday home has a superb extended sun deck. Great letting/income potential!

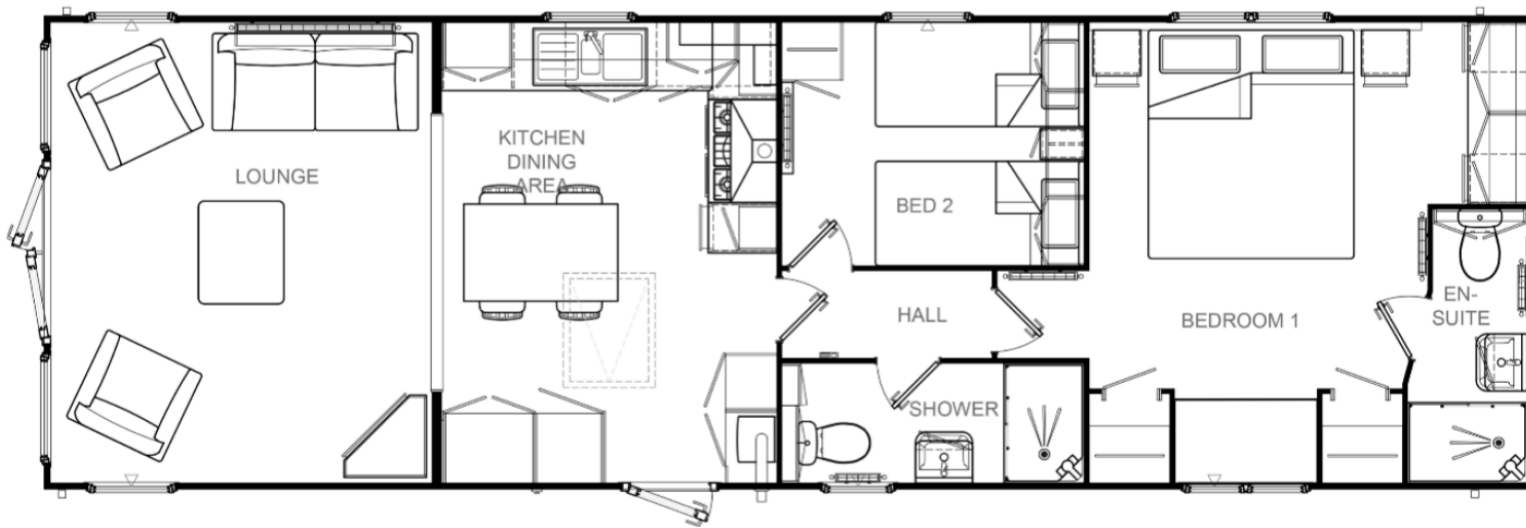
**Accommodation:** Lovely open plan living room and has a kitchen area, the former leading out to the front decking and the latter being well appointed and also having a dining area. There is a inner hall from which are two bedrooms both with fitted wardrobes. Bedroom one is particularly impressive and has an ensuite shower, there is also a second shower room/WC. Bluetooth speakers, USB plug points and Nest heating system.

**Outside:** To enjoy the sun, there is extensive decking sweeping around this unit and double parking adjacent.

- Owner Benefits:**
- \* Full use of facilities on site including gym, sauna, steam room and outdoor/indoor pools.
  - \* 11 Month Season
  - \* Discount on Local Attractions
  - \* V.I.P WI-FI (strong Internet)
  - \* All year round entertainment
  - \* Shop and Impressive and newly refurbished restaurant and bar areas.
  - \* Owners Events

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



**VERY IMPORTANT, PLEASE READ:** 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. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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