



PETTENGELLS
ESTATE AGENTS

1 Mudeford Mews, Naish, Barton On Sea, Hampshire, BH25 7RE
Asking Price £93,500

1 Mudeford Mews, Naish, Barton On Sea,
Hampshire, BH25 7RE

- New 2020
- License until 2040
- 43' x 13'
- Two Bedrooms
- Two Shower Rooms
- South Facing Sun Deck
- Letting/Income potential
- Kitchen
- Use For 11 Out of 12 Months
- Shortcut To Beach





HOLIDAY HOME ON POPULAR PARK!

Accommodation: There is an entrance hall that leads into the kitchen/dining room and this in turn then adjoins the triple aspect living room which opens out to the sun deck. There are two bedrooms, with bedroom one having an en-suite shower room. There is a second shower room/WC.

Club Facilities: There is a leisure complex with swimming pools inside and outside as well as toddler splash pool, fitness suite, sauna and steam room. The main club complex offers entertainment in the venue both day and evening shows, an arcade, soft play, Cafe H, 1912 Brasserie, and a sports bar. The outside facilities have been refurbished and include a crazy golf course, play area and a multi sports court.

Outside: There is a south facing sun deck. Close to this is the parking.

Last Annual Pitch Fee: £6400

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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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