



PETTENGELLS
ESTATE AGENTS

H12, Shorefield Park, Near Milford On sea, Hampshire, SO41 0LH
Asking Price £72,500

H12, Shorefield Park, Near Milford On sea,
Hampshire, SO41 0LH

- Air Conditioned
- Lovely Modern Holiday Home
- License until 2041, First Occupied in 2020
- 40' x 13'
- Letting/Income Potential
- Recently refurbished club Facilities Close
- Two Bedrooms plus sofa Bed ie Sleeps 6
- Large Sun Deck
- Two Shower Rooms
- Very Impressive Kitchen
- Pitch fee £6512 pa





SUPERB AIR CONDITIONED HOLIDAY HOME!
License until 2041, 40' x 13'.

Accommodation: There is a lovely living room area and this adjoins the large and well appointed kitchen/dining room. There is an inner hall which accesses the two bedrooms with bedroom one having an ensuite shower room plus there is a further shower room/second WC. Further features include a metal storage container outside, built in speaker system, under counter lighting in the kitchen and integrated washing machine/tumble dryer and dishwasher.

Outside: There is parking close by and this unit does have a particularly nice big sun deck which sweeps around and enjoys a sunny aspect.

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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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