



**PETTENGELLS**  
ESTATE AGENTS

3 Sycamore, Hoburne Bashley, New Milton, Hampshire, BH25 5QR

**Asking Price £100,000**

### 3 Sycamore, Hoburne Bashley, New Milton, Hampshire, BH25 5QR

- 40' x 13' Holiday home with hot tub
- New 2022, License until 2042
- Decking to front and rear
- Double parking bay
- Letting potential
- 11 month season cannot be main residence
- Well presented accommodation
- Two Bedrooms
- Two Shower rooms
- 2025/2026 Pitch fee £8900





#### SPLENDID MODERN HOLIDAY HOME, ADJOINING PADDOCKS

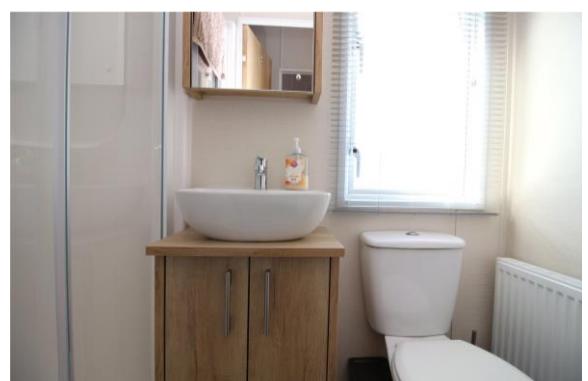
Accommodation: There is a triple aspect living room at the front opening to the decked area. An open plan design then leads to the well appointed kitchen/dining room. There is then an inner hall which accesses the two bedrooms with bedroom one having an ensuite shower room plus a further shower room opposite bedroom two.

Outside: This holiday home enjoys a delightful rural location backing onto paddocks. It has the benefit of double parking bay and extended decking to the front and rear with hot tub at the back.

Club Facilities: The lodge comes with membership passes (for family and friends staying), for the extensive club facilities which include a leisure complex with heated indoor and outdoor pools and a fitness suite. There is evening entertainment on offer, café, restaurant, beauty spa, children's entertainment, nine hole golf course and a convenience store. The park is also 'dog friendly'.

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**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. 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.