



PETTENGELLS
ESTATE AGENTS

Cliff View 20, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE
Asking Price £80,000

Cliff View 20, Hoburne Naish, Barton On Sea,
Hampshire, BH25 7RE

- New 2022, license until 2042
- Well appointed kitchen
- Two bedrooms
- South west facing sun deck
- Club Facilities near
- Double parking bay
- 40' x 13', pitch fee £8700 pa approx
- Two shower rooms
- Use for 11/12 months, cannot be main residence
- Letting/income potential





NEARLY NEW HOLIDAY HOME WITH SEA GLIMPSES

Accommodation: Lovely bright living room opening out to the sun deck, with open plan design leading into the well appointed kitchen/dining area. An inner hall then leads to bedroom one which has fitted wardrobe and an en suite shower room, bedroom two also has a fitted wardrobe and the main shower room/second WC opposite.

Outside: Double parking bay adjoining and an approx south west facing sun deck with sea glimpses, weather permitting in the distance.

Agents Note: Our vendor client has any prospect does a outside visit of this unit and checks out the site generally before viewing, this is to make sure you are happy with the position and also sellers are sometimes staying in their holiday homes with family so they will need to tidy and vacate prior to visit.

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.

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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. 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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