



**PETTENGELLS**  
ESTATE AGENTS

Beech 30, Hoburne Bashley, Sway Road, New Milton, Hampshire, BH25 5QR  
**Asking Price £49,950**

## Beech 30, Hoburne Bashley, Sway Road, New Milton, Hampshire, BH25 5QR

- Two Bedrooms
- Bathroom & Shower Room
- 42' x 14'
- Well Appointed Kitchen
- Living/Dining Room
- Adjoining Parking Bay
- Sun Deck
- License until 2031
- Use For 11 Out Of 12 Months, can't be Main Residence
- Great income/letting potential





**LOVELY MODERN HOLIDAY LODGE.**

**Accommodation:** Very impressive and spacious living space with lounge leading to the kitchen/dining room. The inner hall accesses the two bedrooms, both with fitted wardrobes and with bedroom one having an en suite bathroom, fitted dressing table and dressing room, and bedroom two having two single beds. There is a shower room/second WC opposite.

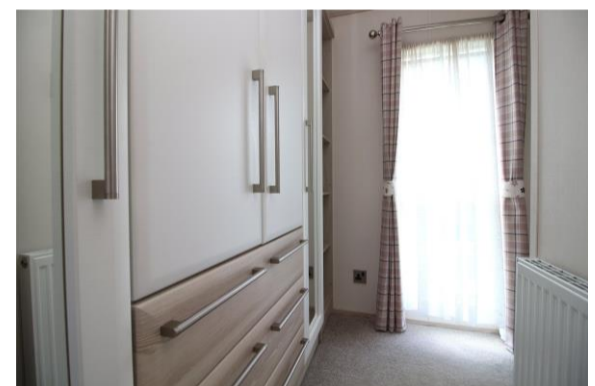
**Outside:** There is parking bay adjacent and the usual sun deck off the living room. There is a pleasant grassed area to the side as part of the wider Bashley park development.

**Club Facilities:** There are 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'.

**Pitch fee:** 2022/2023 £7700 approx

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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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