



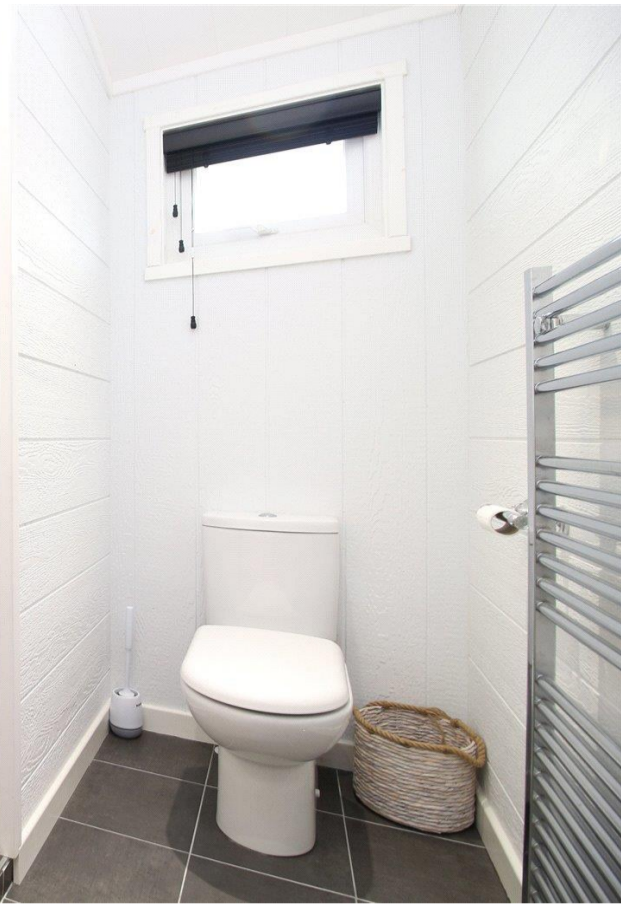
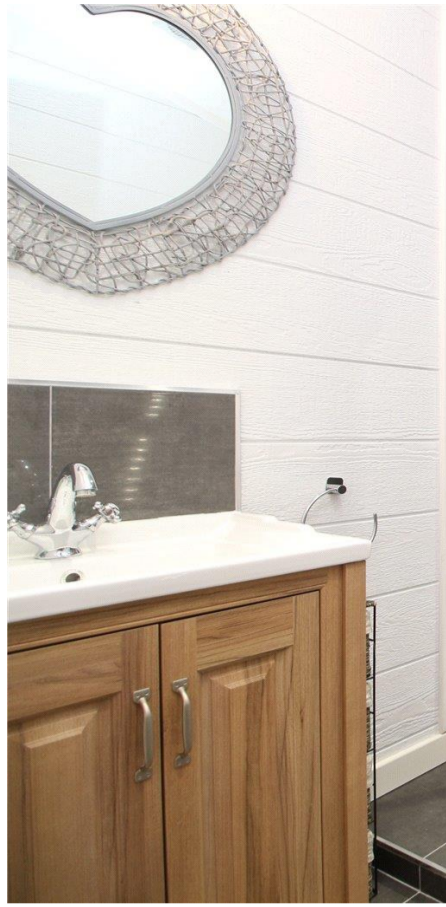
PETTENGELLS
ESTATE AGENTS

60 Dane Park, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £165,000

60 Dane Park, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH

- Superb 45' x 22' holiday lodge
- Two large bedrooms
- Impressive Living area
- Modern kitchen/breakfast area
- Ensuite & further shower room
- Large extended sun deck
- Double parking bay
- New 2015, License until 2047
- Letting/income potential
- Pitch fee: £8143 pa





TRULY SUPERB 45' x 22' HOLIDAY LODGE WITH LICENSE UNTIL 2047.

Accommodation: The truly superb open plan living space comprises a lounge area with feature fireplace, a spacious dining area, and then a very well appointed kitchen with central island/breakfast bar and integrated appliances comprising fridge/freezer, double oven, wine cooler, dishwasher and washing machine/tumble dryer. The inner hall area then accesses the two bedrooms, bedroom one is exceptionally generous in size and has an ensuite shower room. Bedroom two is also large and opposite this there is a further shower room. We are told that this lodge has only ever been used by friends and family i.e never rented out.

Outside: There is a double parking bay to the front, this lodge benefits from an extended wrap around sun deck accessed off the living area.

- Owner Benefits:**
- * Full use of facilities on site including gym, sauna, steam room and outdoor/indoor pools.
 - * 11 Month Season
 - * Discount on Local Attractions
 - * V.I.P WI-FI (strong Internet)
 - * All year round entertainment
 - * Shop and Impressive and newly refurbished restaurant and bar areas.
 - * Owners Events

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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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