



**PETTENGELLS**  
ESTATE AGENTS

61 Aspen, Hoburne Bashley, New Milton, Hampshire, BH25 5QR  
Asking Price £85,000

61 Aspen, Hoburne Bashley, New Milton,  
Hampshire, BH25 5QR

- Holiday lodge- ABI Beaumont- 42' x 14'
- Two bedrooms, two bathrooms
- Well appointed kitchen
- Club facilities
- Close to New Forest National Park
- Double parking bay. Sun deck
- 11 month season, can't be main residence
- Letting/income potential
- 2023/24 Pitch fee £8527
- New 2020, license until 2040







**MODERN HOLIDAY LODGE ON POPULAR DEVELOPMENT BY THE NEW FOREST.**

**Accommodation:** This popular design has a very well appointed kitchen/dining room with integrated appliances and this adjoins the bright lounge area, which opens out to the sun deck. There is an inner hall leading to the two bedrooms and bedroom one has a dressing table plus dressing room and an ensuite bathroom. Bedroom two has full size single beds and a shower room opposite.

**Outside:** This lodge enjoys a lovely location on the edge of Bashley Park, with a good size sun deck adjoining and a double parking bay as well. There are two outside storage boxes with power supplied in one and also a tumble dryer included.

**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. 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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