



PETTENGELLS
ESTATE AGENTS

Beech 35, Hoburne Bashley, New Milton, Hampshire, BH25 5QR
Asking Price £99,950

Beech 35, Hoburne Bashley, New Milton,
Hampshire, BH25 5QR

- 42' x 20' Atlas Woodland Lodge
- Two impressive bedrooms
- Bathroom & shower Room
- Well Appointed Kitchen
- Lovely lounge
- Adjoining double parking bay
- South facing sun deck
- New 2017, License until 2042
- Use For 11 Out Of 12 Months, can't be main residence
- Great income/letting potential





SUPERB MODERN TWO BEDROOM, TWO BATHROOM, HOLIDAY LODGE WITH SOUTH FACING SUN DECK AND LICENSE UNTIL 2042.

Accommodation: Impressive layout with traditional entrance hallway leading into the superb open plan living space, this is divided into a lounge area, opening out to the sun deck and then a very well appointed kitchen/dining room, with extensive integrated appliances. The vaulted ceiling gives a lovely feeling of space and there is also a study area. The two large bedrooms have fitted wardrobes, and one an ensuite shower room and the other an ensuite bathroom. There is a separate utility/cloakroom.

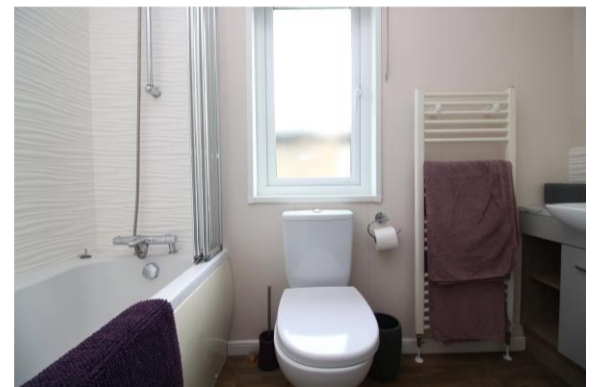
Outside: There is a double length car parking bay adjoining. This lodge has the benefit of a lovely large south facing sun deck.

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: 2023 £7700 approx

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



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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