



**PETTENGELLS**  
ESTATE AGENTS

15 Aspen, Hoburne Bashley, New Milton, Hampshire, BH25 5QR  
Asking Price £159,950

## 15 Aspen, Hoburne Bashley, New Milton, Hampshire, BH25 5QR

- 44' x 22' Luxury lodge, near New Forest
- Three bedrooms, two bathrooms
- Well appointed kitchen
- Superb large west facing sun deck
- Double parking bay plus EV point
- 11 month season, can't be main residence
- Letting/income potential
- 2023/24 Pitch fee £9005
- New 2019, license until 2044
- Air conditioned living room





ONE OF THE MOST IMPRESSIVE HOLIDAY LODGES WE HAVE HAD THE PLEASURE OF SELLING, PLEASE CALL FOR FURTHER INFORMATION OR AN APPOINTMENT TO VIEW.

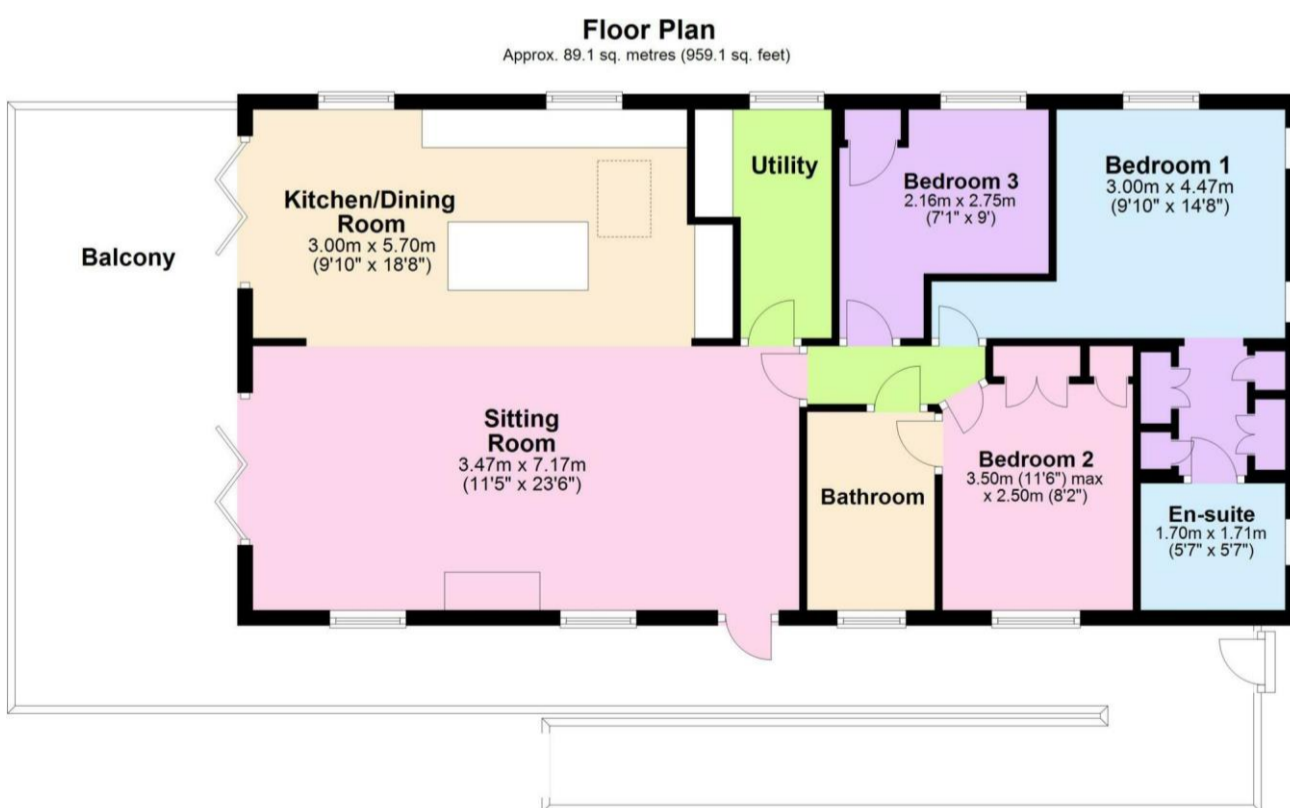
**Accommodation:** There is a spectacular open plan living space albeit with defined areas. The lounge has a feature fireplace, air conditioning and bi-fold doors to the sun deck. In the kitchen/dining area there are extensive integrated appliances, a central island with breakfast bar, plus a dining area and further bi-fold doors to the sundeck. There is a separate utility room. There is then an inner hall which accesses the three double bedrooms all with fitted wardrobes. Bedroom one has an ensuite shower room and there is a further bathroom.

**Outside:** There is double length parking bay with EV charging point. To the front there is a lovely large sundeck orientated for sunshine from the late morning through to the evening.

**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'.

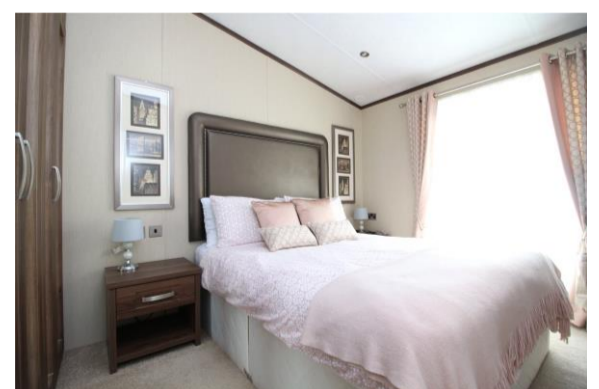
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



Total area: approx. 89.1 sq. metres (959.1 sq. feet)

\*Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



**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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