



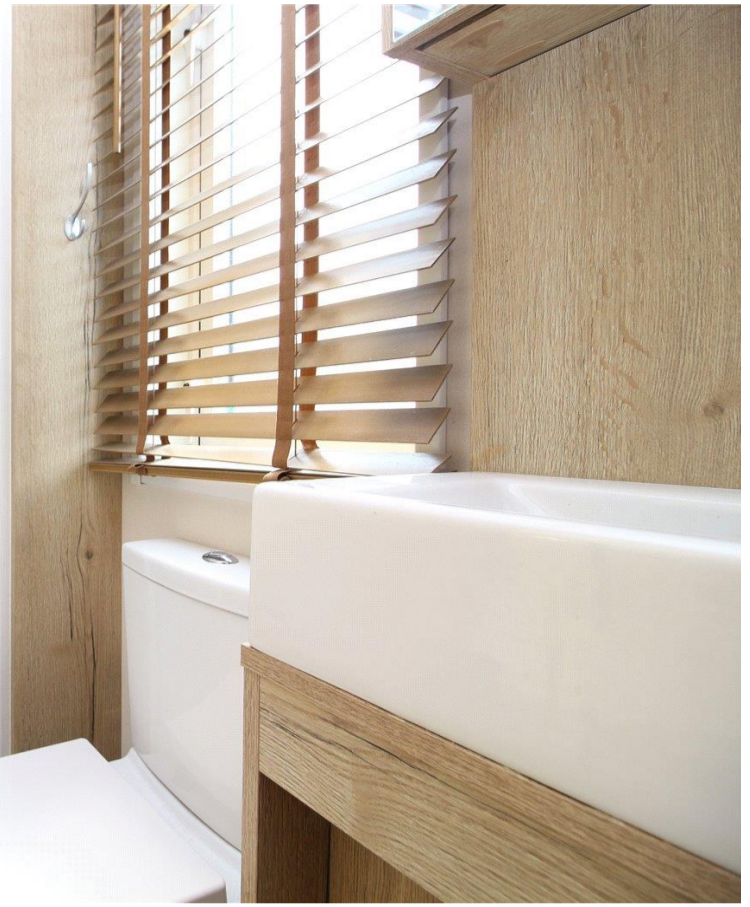
**PETTENGELLS**  
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7 Highcliffe Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE  
Asking Price £170,000

## 7 Highcliffe Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE

- New 2019, License until 2044
- 42' x 20'
- Three bedrooms, two bathrooms
- Well appointed kitchen
- Living/dining room
- Large sun deck
- Parking bay adjoining
- Short walk to Chewton Bunny beach
- Great income/letting potential
- ABI Harrogate
- Current pitch fee £9000 per annum





**SUPERB SPACIOUS HOLIDAY LODGE ON SOUGHT AFTER DEVELOPMENT.**

**Accommodation:** This holiday home has the benefit of the traditional entrance hall with excellent storage. This leads into the superb open plan living space with feature vaulted ceiling and twin sets of doors opening out to the sun deck, there is also a feature fireplace in the bright lounge area and this adjoins the well appointed kitchen/dining space. There is a breakfast bar and extensive integrated appliances. There are three bedrooms all with wardrobes and bedroom one has the benefit of an ensuite shower room plus there is a main bathroom.

**Outside:** There is a parking bay adjacent. This lovely lodge has the benefit of a large south facing sun deck.

**Club Facilities:** There is a leisure complex with swimming pools inside and outside as well as toddler splash pool, fitness suite, sauna and steam room. The main club complex offers entertainment in the venue both day and evening shows, an arcade, soft play, Cafe H, 1912 Brasserie, and a sports bar. The outside facilities have been refurbished and include a brand new crazy golf course, play area and a multi sports court.

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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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