



PETTENGELLS
ESTATE AGENTS

10 Dane Park, Shorefield Park, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £45,000

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

- 36' x 20' Holiday lodge
- New 2003, License until 2033
- Three Bedrooms
- Large Living Space
- Kitchen
- Bathroom & Ensuite
- Parking Close
- Letting/Income potential
- West facing veranda
- Last annual pitch fee £8109
- Letting/income potential





DELIGHTFUL TIMBER HOLIDAY LODGE.

Accommodation: There is an impressive spacious open plan living area with lounge, dining and kitchen areas. There is then an inner hall leading into the three bedrooms which are all a good size and bedroom one has the benefit of an ensuite shower room, there is then a main bathroom.

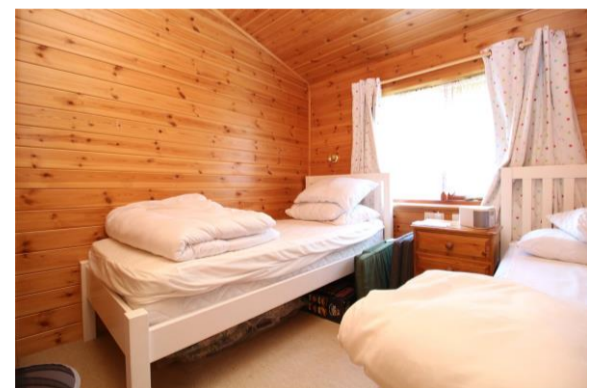
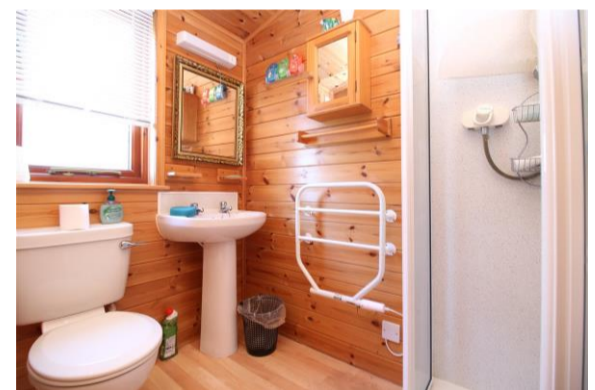
Outside: Lovely west facing sundeck adjoins. Double width parking bay.

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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