



**PETTENGELLS**  
ESTATE AGENTS

102 Field Place, Naish Estate, Barton On Sea, BH25 7RD  
Asking Price £41,000

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BH25 7RD

- 38' x 12' Holiday caravan
- Three bedrooms
- Kitchen
- Membership of leisure facilities included
- New in 2016, License until 2031
- Atlas Amethyst
- Letting/income potential
- Use for 11 out of 12 months, can not be main residence
- Shower room plus second WC
- Most recent annual pitch fee £7743





HOLIDAY CARAVAN ON POPULAR DEVELOPMENT.

Accommodation: The living/dining room is lovely and bright having a triple aspect and opening out to the decked area. There is a kitchen and then three bedrooms, along with a shower room and a second WC.

Outside: There is parking to the front and this caravan does have extended decking to the front and side with a bright sunny aspect.

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 crazy golf course, play area and a multi sports court.

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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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