



PETTENGELLS
ESTATE AGENTS

57 Dane Park, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £69,950

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

- 42' x 14' Holiday caravan
- Two bedrooms
- Well appointed kitchen
- Decking area
- Ensuite shower room & bathroom
- Double Parking bay
- Letting/income potential
- Lounge with sofa bed
- New 2017, License until 2037
- Use for 11 out of 12 months, cannot be main residence





Accommodation: This is an excellent layout with traditional entrance hall, rather than the front door opening directly into the living space. There is a very well appointed kitchen with extensive appliances including American style fridge/freezer, wine cooler, double oven, hob, hood, microwave, washing machine/tumble dryer and dishwasher. Adjoining this is a breakfast bar and dining area and this adjoins the lounge which has a feature fireplace and opens out to the decking. Bedroom one has a fitted wardrobes, an ensuite shower room, bedroom two again has wardrobes and adjoins the main bathroom.

Outside: There is a decked area off the living room and a double parking bay in front, surrounding the unit are pleasant lawned areas as part of the wider Shorefield development. Electric car charging closeby.

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

Last annual pitch fee £7500 approx

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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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