



PETTENGELLS
ESTATE AGENTS

18 Woodland View, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £49,950

18 Woodland View, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH

- Walking distance to the beach
- Two bedrooms
- Open plan Living Room
- Impressive Kitchen/Dining Room
- Shower Room & Bathroom ensuite
- Large decked area, Parking bay
- 11 Month Season, can't be main residence
- 38' x 12'
- New 2018/19, License until 2039
- Letting/income potential





SUPERBLY PRESENTED HOLIDAY CARAVAN.

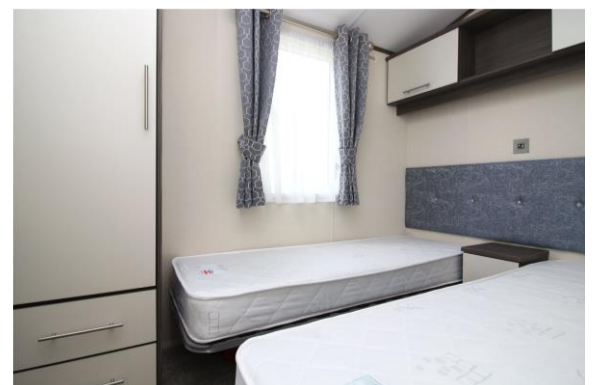
Accommodation: This is a superbly presented caravan with lovely lounge at the front, there is then a well appointed kitchen/dining room. The inner hall then accesses the two bedrooms with bedroom one having an ensuite bathroom and fitted wardrobes and opposite bedrooms two is a shower room.

Outside: To the front there is a parking bay and there is a sun deck which sweeps around the front and side. Last annual pitch fee £7159

- 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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