



PETTENGELLS
ESTATE AGENTS

45 Chewton Sounds, Naish Estate, Barton On Sea, Hampshire, BH25 7RE
Asking Price £68,500

45 Chewton Sounds, Naish Estate, Barton On Sea, Hampshire, BH25 7RE

- 36' x 12' Pemberton Regent
- Two bedrooms
- Large sun deck
- Great letting/income potential
- Fantastic club facilities
- Walk to the beach!
- New 2018, License until 2034
- Approx current annual pitch fee £7700
- Shower room & 2nd WC
- Sea glimpses!





IMPRESSIVE HOLIDAY CARAVAN.

Accommodation: There is a bright lounge opening onto the large decked area. Doors then lead to the kitchen/dining room. There is an inner hall with two bedrooms, a shower room and an ensuite cloakroom to bedroom one.

Outside: There are parking areas closeby. This caravan does have a generous sun deck perfect for afternoon and evening sunshine and with distant sea glimpses weather permitting.

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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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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