



**PETTENGELLS**  
ESTATE AGENTS

D10, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH  
Asking Price £76,950

D10, Shorefield, Near Milford On Sea,  
Hampshire, SO41 0LH

- ABI Beachcomber 37' x 12'
- Two bedroom holiday caravan
- Open plan living space, well appointed kitchen
- Shower room & 2nd WC
- Park facilities close & walk to beach
- New in 2021, License until 2042
- Use for 11 out of 12 months, cannot be main residence
- Letting/income potential
- Two decked areas
- Pitch fee £7380







**IMPRESSIVE MODERN CARAVAN WITH LICENSE UNTIL 2042.**

Accommodation: Superb open plan living space with lounge area opening out to a second deck to the rear, there is then a kitchen/dining room. The inner hall leads to the two bedrooms with bedroom one having an ensuite cloakroom and there is a main shower room opposite bedroom two.

Outside: There is a lovely south facing sun deck.

**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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