



PETTENGELLS
ESTATE AGENTS

G39 Shorefield, Near Milford On Sea, Hampshire, S041 0LH
Asking Price £34,950

G39 Shorefield, Near Milford On Sea, Hampshire, S041 0LH

- Two bedroom 35' x 12' holiday caravan
- Open plan living space, well appointed kitchen
- Shower room
- Ensuite cloakroom/plus second WC
- Park Facilities & Walk To Beach
- New in 2015, License until 2035
- Use for 11 out of 12 months, cannot be main residence
- Letting/income potential
- Double parking bay & decked area
- Last year pitch fee £7380





IMPRESSIVE HOLIDAY CARAVAN CLOSE TO THE IMPRESSIVE CLUB FACILITIES AT THIS POPULAR PARK.

Accommodation: An impressive open plan living area with lounge, kitchen (including washing machine/tumble dryer, microwave, air fryer, cooker and fridge/freezer) and dining space. There is an inner hall area leading to the two bedrooms, shower room, cloakroom and ensuite cloakroom i.e. two WCs in total.

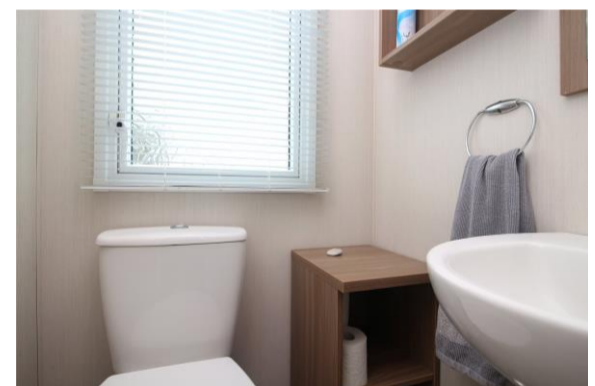
Outside: There is a double parking bay and a pleasant decked area ideal for afternoon sun.

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

PETTENGELLS
ESTATE AGENTS

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.

PETTENGELLS
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk