



PETTENGELLS
ESTATE AGENTS

8 New Forest Lodge Retreat, Shorefields, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £114,995

8 New Forest Lodge Retreat, Shorefields, Near Milford On Sea, Hampshire, SO41 0LH

- Two bedroom 38' x 14' modern holiday lodge
- Superb kitchen
- Ensuite bathroom & shower room
- Large sun deck
- Parking Bay
- New in 2018, license until 2043
- Current pitch fee £7500 but first year paid!
- Letting/income potential
- Use for 11 out of 12 months, cannot be main residence
- Regal Somerton





BRAND NEW 38' x 14' LUXURY HOLIDAY LODGE!

Accommodation: The superb living space with lounge opening out to the decked area and there is then a well appointed kitchen/dining room. The inner hall then leads to the two bedrooms, with bedroom one having an ensuite bathroom and opposite bedroom two is a shower room.

Outside: There is a parking bay and this caravan has a superb large decked area to the front and side with a pleasant treelined backdrop to two sides.

- 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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