

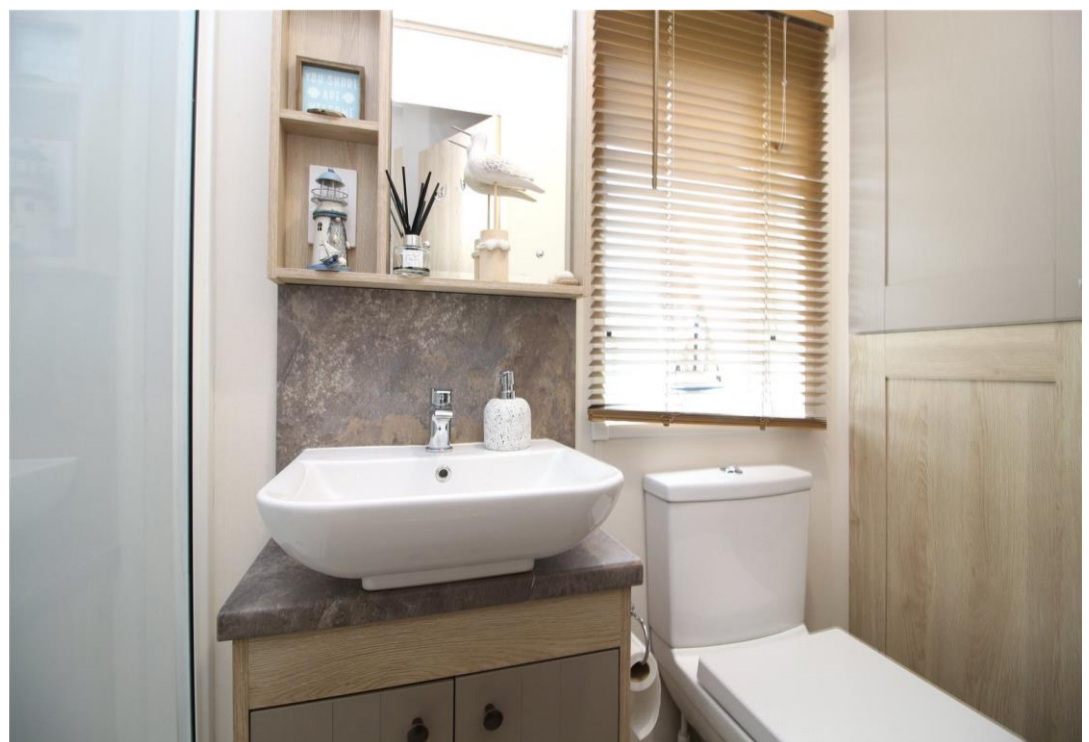


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21 Barton Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE
Asking Price £90,000

21 Barton Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE

- 42' x 14' Holiday lodge
- Hard wired WIFI
- Lovely south westerly sundeck
- Two Bedrooms, two bathrooms
- New in 2019, License until 2039
- Parking bay
- Club Facilities close & walk to beach!
- Great letting/income potential
- 2023/24 Pitch fee £8800 approx
- Use for 11 months out of 12, cannot be main residence





IMPRESSIVE MODERN HOLIDAY LODGE, COMPETITIVELY 'PRICED TO SELL'.

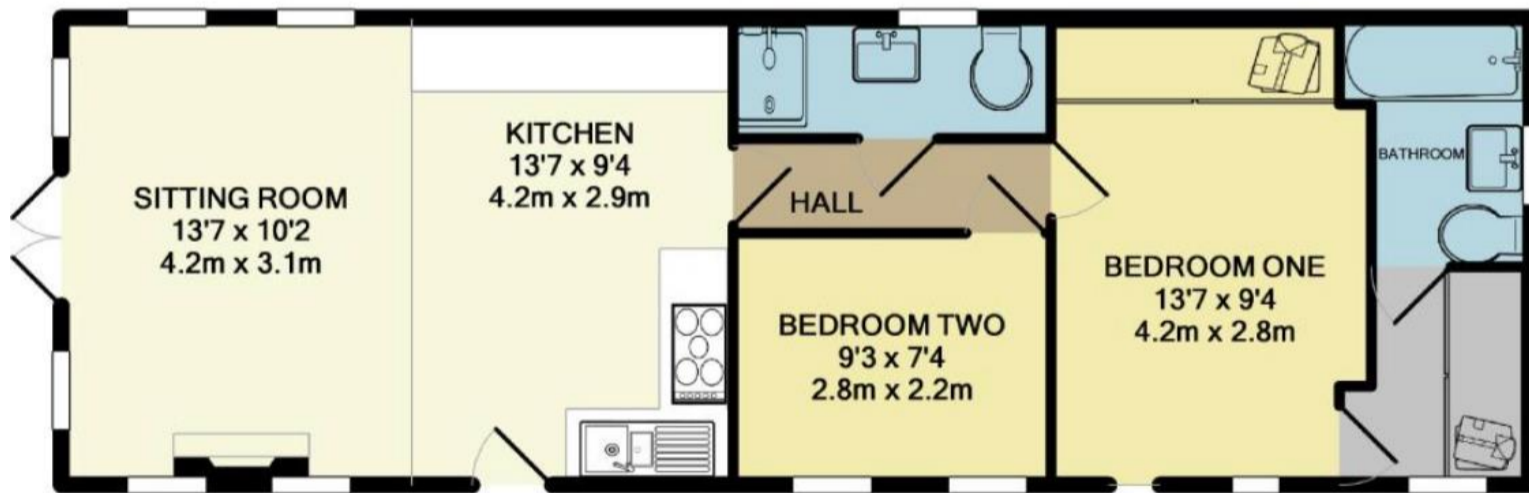
Accommodation: The ABI Beaumont is a popular design of holiday home with a bright lounge area with feature fireplace and Bluetooth speaker system. This adjoins a very well appointed kitchen/dining room with integrated appliances. There is an inner hall accessing the two bedrooms with bedroom one having extensive fitted furniture as well as a dressing room and an ensuite bathroom, plus bedroom two has twin full size single beds and there is a further shower room.

Outside: There is a parking bay to the front and an approx south west facing sun deck off the living room.

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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TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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