



PETTENGELLS
ESTATE AGENTS

19 Solent View, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE
Asking Price £159,950

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- Impressive 42' x 20' Holiday lodge
- Two bedrooms, two bathrooms
- Well appointed kitchen/dining room
- Parking bay
- Income/letting potential
- Use for 11 out of 12 months, cannot be main residence
- Club facilities and walk to beach
- New 2019, license until 2044
- Large sundeck and sea views





SUPERB MODERN HOLIDAY LODGE IN PREMIER LOCATION, WITH SEA VIEWS.

Accommodation: There is an entrance hall which also houses the boiler for the piped gas central heating, and there's also an integrated Bosch washing machine/tumble dryer. There is then a splendid living area with feature vaulted ceiling giving a fantastic impression of space. The twin patio doors open out to the sun deck and there are sea views in the distance. There are lounge and dining areas and a superbly appointed kitchen with extensive integrated appliances and breakfast bar. There is then an inner hall which leads to the two double bedrooms, bedroom one has an ensuite shower room and walk-in wardrobe and next to bedroom two is a bathroom.

Outside: There is a parking bay adjacent. This lodge has a wonderful large south to southwest facing sun deck.

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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