



PETTENGELLS
ESTATE AGENTS

254 Sycamore, Hoburne Bashley, New Milton, Hampshire, BH25 5QR
Asking Price £84,950

254 Sycamore, Hoburne Bashley, New Milton,
Hampshire, BH25 5QR

- 40' x 13' Two bedroom holiday caravan
- Well appointed kitchen
- Bright living area
- Decked area
- Parking closeby
- New in 2018, License until 2033
- 24/25 Pitch fee included
- Letting/income potential
- 11 month season, can't be main residence
- ABI Mallam





AN IMPRESSIVE HOLIDAY CARAVAN WITH A PLEASANT WOODED OUTLOOK, AND INDEED THE OPEN NEW FOREST ITSELF WITHIN WALKING DISTANCE.

Accommodation: There is a traditional entrance hall rather than the front door opening directly into the living space. The kitchen/dining room is well appointed with extensive integrated appliances and there is then a bright triple aspect lounge. There are two bedrooms, both with fitted wardrobes, bedroom one has an ensuite shower room and then there is a further shower room.

Outside: There's parking close by and this unit has its own decked area.

Club Facilities: The lodge comes with membership passes, for the extensive club facilities which include a leisure complex with heated indoor and outdoor pools and a fitness suite. There is evening entertainment on offer, café, restaurant, beauty spa, children's entertainment, nine hole golf course and a convenience store. The park is also 'dog friendly'.

Agents Note: Holiday lodges and caravans should be considered as an 'investment in lifestyle' and not as a financial investment, as they will invariably depreciate in value with age and as the licence length goes down. Running costs also need to be considered and these include the pitch fee, local rates, insurance, and utility bills. We ask please for prospects to investigate the site generally and check out specific pitch locations before viewings.

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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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