



**PETTENGELLS**  
ESTATE AGENTS

19 Barton Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE  
Asking Price £85,000

## 19 Barton Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE

- Modern 41' x 14' Holiday lodge
- Lovely south westerly sundeck
- Two bedrooms, two shower rooms
- New in 2019, License until 2039
- Parking bay adjacent, visitor spaces close
- Club facilities close & short cut to beach!
- Great letting/income potential
- Pitch fee £8707
- Use for 11 months out of 12, cannot be main residence
- Ambleside Premier, residential standard





**IMPRESSIVE HOLIDAY LODGE, COMPETITIVELY PRICED TO SELL.**

**Accommodation:** There is a traditional entrance hall which also houses the gas boiler for the central heating and hot water. There is then a very well appointed kitchen/dining room with extensive integrated appliances and the open plan designs continues into a bright lounge area which opens out to the sun deck. Bedroom one is a good size and has an ensuite shower room. Bedroom two is a double or twin room and there is a second shower room.

**Outside:** Parking bay and this holiday home has an impressive large south west facing sun deck.

**Club Facilities:** There is a leisure complex with swimming pools inside and outside as well as fitness suite, sauna and steam room. The main club complex offers entertainment in the venue, an arcade, soft play, cafe, restaurant and bar. The outside facilities include a crazy golf course, play area and a multi sports court. On site shop.

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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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