



PETTENGELLS
ESTATE AGENTS

15 Amberwood, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £29,950

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- Two bedroom holiday lodge, 36' x 20'
- New in 1998, License until 2029
- Use for 11 out of 12 months, cannot be main residence
- Letting/income potential
- Good sized decked area
- Double length parking bay
- Two bathrooms
- Pitch fee £7059 + VAT
- 6 Berth including sofa bed
- Walk to beach





OPPORTUNITY TO PURCHASE TIMBER HOLIDAY LODGE IN SOUGHT AFTER LOCATION ON PARK.

Accommodation: There is an especially spacious living room with gas log style burner and there is then a kitchen adjoining. The inner hall leads to the two bedrooms. Bedroom one in fact was originally itself two bedrooms now knocked into one, so in fact technically this was originally a three-bedroom lodge. This does now make for a very generous main bedroom with modern ensuite shower room. Bedroom two is also a double bedroom or twin and opposite this is the bathroom.

Outside: This lodge enjoys an excellent location in a quiet corner of the development. It has the benefit of a double length parking bay and a good size decked area.

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. Buyers will need to show the site annual proof (ie council tax bill) that they have a main residence elsewhere.

- 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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