



**PETTENGELLS**  
ESTATE AGENTS

G30, Shorefield Country Park, Near Milford On Sea, Hampshire, SO41 0LH  
Asking Price £25,000

## G30, Shorefield Country Park, Near Milford On Sea, Hampshire, SO41 0LH

- Three bedroom holiday caravan
- Sun Deck
- Parking Bay
- Shower room plus second WC
- Club Facilities close
- 36' x 12'
- Letting/Income Potential
- Pitch fee £7000 approx
- 11 month use, cannot be main residence
- Living room and kitchen





#### APPEALING HOLIDAY HOME!

This 36' x 12' holiday caravan was new in 2014 and has a license until 2030. Letting/income potential! Use for 11 out of 12 months!

Accommodation: Main door opens to the open plan living space with bright lounge/dining area adjoining the kitchen. There is an inner hall off which the three bedrooms are accessed all of which have wardrobes and there is also two toilets one of which is within the shower room.

Outside: There is a parking bay to the front and a sun deck to the side.

Owners 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 restaurant on site \* 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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