



PETTENGELLS
ESTATE AGENTS

16 Jubilee Gardens, Shorefield Country Park, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £379,995

16 Jubilee Gardens, Shorefield Country Park, Near Milford On Sea, Hampshire, SO41 0LH

- Exclusive electric gated enclave
- Wonderful location
- 42' x 20' New holiday lodge
- Two bedrooms each with ensuite
- Sold with 40 year license
- EV charging point and double parking bay
- Letting/income potential
- Use for 11 months of 12, cannot be main residence
- Pitch fees & rates paid until November 2026
- Splendid large decking plus gazebo





SPECTACULAR BRAND NEW HOLIDAY LODGE, OTHERS AVAILABLE TOO.

Accommodation: Superb well-appointed kitchen/dining room adjoins the lounge area with the latter opening out to the large decking. There are two ensuite bedrooms both with walk-in wardrobes.

Outside: There is a double parking bay. This lodge has the benefit of an extremely generous decked area with gazebo.

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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