



PETTENGELLS
ESTATE AGENTS

16 Amberwood, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £32,500

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- Three 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
- Parking bay adjacent
- Two bathrooms
- Pitch fee £7059 + VAT TBC
- Walk to beach or milford village
- Living/dining room & kitchen





SUPERB TIMBER HOLIDAY LODGE IN AN EXCELLENT LOCATION ON THIS LOVELY DEVELOPMENT. PRICED TO REFLECT LICENSE ENDING IN 2029.

Accommodation: The impressive open plan living space comprises a lounge/dining room and a kitchen which is well appointed. There is an inner hall, which leads to the three double bedrooms, bedroom one has an ensuite shower room, plus there is a family bathroom.

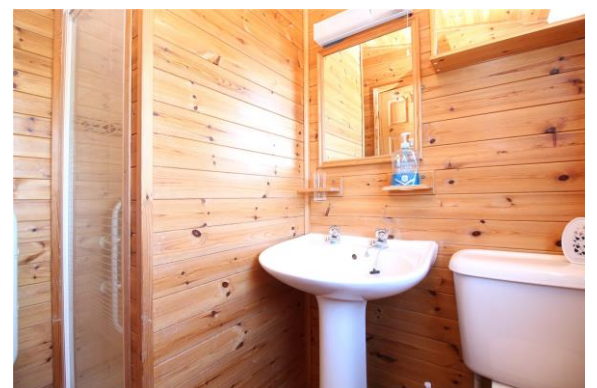
Outside this lodge enjoys a lovely location in a pleasant corner of the development with lawned areas surrounding as part of the wider Shorefield estate. There is a parking bay immediately adjacent and an extensive decked area to the front and side, with the latter area being particularly secluded.

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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