



**PETTENGELLS**  
ESTATE AGENTS

110 Chewton Sounds, Naish Estate, Barton On Sea, Hampshire, BH25 7RE  
**Asking Price £209,995**

## 110 Chewton Sounds, Naish Estate, Barton On Sea, Hampshire, BH25 7RE

- Brand new 40' x 20' Holiday lodge Atlas Lilac
- Two bedrooms, two bathrooms
- High spec' kitchen
- Superb & generous open living space
- Large sundeck
- License until 2050 ie 25 years
- Great letting/income potential
- Fantastic club facilities close by
- Walk to the beach!
- 2025 pitch fee included







APPEALING BRAND NEW LUXURY HOLIDAY LODGE WITH LICENSE UNTIL 2050.

Accommodation: Splendid, spacious open plan living area with lounge dining and kitchen areas. The kitchen is superbly appointed. There is also a useful study/computer area and then a hall then leads to the two bedrooms. Bedroom one has an en suite bathroom and a walk in wardrobe and next to bedroom two is a shower room.

Outside: There is a superb large decked area and adjoining parking bay.

Club Facilities: There is a leisure complex with swimming pools inside and outside as well as toddler splash pool, fitness suite, sauna and steam room. The main club complex offers entertainment in the venue both day and evening shows, an arcade, soft play, Cafe H, 1912 Brasserie, and a sports bar. The outside facilities have been refurbished and include a crazy golf course, play area and a multi sports court.

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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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