



PETTENGELLS
ESTATE AGENTS

19a Rowan, Hoburne Bashley, Sway Road, New Milton, Hampshire, BH25 5QR
Asking Price £39,995

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- Impressive Two Bedroom holiday caravan
- License until 2031, new in 2016
- 11 Month Season but cannot be main residence
- 41' x 13'
- Decked Area
- Shower Room & ensuite bathroom
- Atlas Image
- 2024/25 Pitch fee £8100 approx
- Great proven income/letting scope
- Located in a safe and quiet cul de sac





SUPERBLY PRESENTED HOLIDAY CARAVAN IN EXCELLENT POSITION ON THIS POPULAR HOLIDAY PARK ON THE EDGE OF THE NEW FOREST.

Accommodation: The entrance hall leads into well appointed kitchen/dining room and the open plan design continues into a lovely bright triple aspect lounge which opens out to the decked area. Bedroom one has an ensuite bathroom and next to bedroom two is a shower room.

Outside: There is a lovely decked area to the front and next to this the off-road parking bay.

CLUB FACILITIES: There are extensive club facilities which include a leisure complex with heated indoor and outdoor pools and a fitness suite. There is evening entertainment on offer, café, restaurant, beauty spa, children's entertainment, nine hole golf course and a convenience store. The park is also 'dog friendly'.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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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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