



**PETTENGELLS**  
ESTATE AGENTS

54a Rowan, Hoburne Bashley, Sway Road, New Milton, Hampshire, BH25 5QR  
Asking Price £44,995

## 54a Rowan, Hoburne Bashley, Sway Road, New Milton, Hampshire, BH25 5QR

- Impressive Three Bedroom holiday caravan
- License until 2035, new in 2020
- 11 Month Season but cannot be main residence
- 39' x 12' ABI Ryedale
- South west facing decked Area
- Shower Room & 2nd WC
- 2024/25 Pitch fee included
- Great income/letting potential
- Fantastic club facilities close





**APPEALING HOLIDAY CARAVAN WITH THREE BEDROOMS, WALKING DISTANCE OF NEW FOREST.**

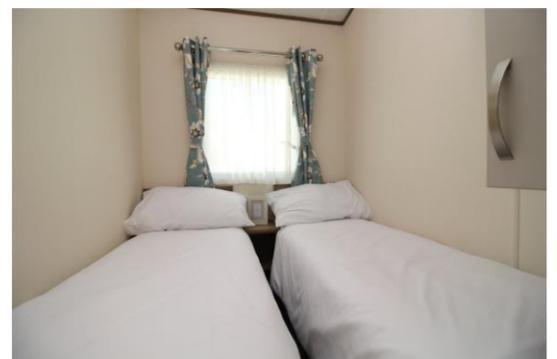
**Accommodation:** There is an impressive lounge, dining and kitchen areas. The inner hall leads to three bedrooms, bedroom one having an ensuite cloakroom plus there is a main shower room.

**Outside:** There is parking close by and this caravan has the benefit of a lovely approx south west facing sundeck.

**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'.

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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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