



PETTENGELLS
ESTATE AGENTS

2 Barton Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE
Asking Price £149,995

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- Modern 40' x 20' Holiday lodge, Victory Parkview
- Lovely south/south westerly sundeck
- Three bedrooms, two shower/bathrooms
- New in 2019, License until 2044
- Parking bay adjacent
- Club facilities close & short cut to beach!
- Great letting/income potential
- Pitch fee paid for this year
- Use for 11 months out of 12, cannot be main residence
- Well appointed kitchen





SUPERB MODERN HOLIDAY LODGE ON THIS SOUGHT AFTER SITE.

Accommodation: The entrance hall doubles as a utility room and then leads into an inner hallway where the open plan design continues to a lovely bright lounge and then a superb well appointed kitchen/dining room, opening out to the sun deck. There is then a further inner hall accessing the three double bedrooms, with bedroom one having an ensuite shower and there is a family bathroom.

Outside: There is a parking bay adjacent and this lodge has a lovely large south to south west facing sun deck.

Club Facilities: There is a leisure complex with swimming pools inside and outside as well as fitness suite, sauna and steam room. The main club complex offers entertainment in the venue, an arcade, soft play, cafe, restaurant and bar. The outside facilities include a crazy golf course, play area and a multi sports court. On site shop.

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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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