



PETTENGELLS
ESTATE AGENTS

36 Rowan, Hoburne Bashley, Sway Road, New Milton, Hampshire, BH25 5QR
Asking Price £119,995

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- Impressive holiday lodge in New Forest
- Brand new - 25 year license until 2050
- 11 Month Season but cannot be main residence
- 40' x 20'
- Wrap around decked area
- Two shower rooms, Two bedrooms
- Willerby Rothersey
- Pitch fee TBC but included for this year
- Income/letting potential
- Superb spacious living and kitchen areas





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

Accommodation: Superb large open plan living space with lounge, dining and kitchen areas. There is an inner hall leading to the two bedrooms with the main bedroom having an ensuite shower room as well as a dressing area and next to bedroom two is a further shower room.

Outside: There is parking in front. This lodge has extended decking to the front and side.

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. 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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