



**PETTENGELLS**  
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323 Seabreeze, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH  
**Asking Price £89,950**

323 Seabreeze, Shorefield, Near Milford On Sea,  
Hampshire, SO41 0LH

- Lovely 42' x 14' holiday home
- New 2023, License until 2043
- Two bedrooms
- Letting/Income Potential
- Sunny large sun deck
- Walk to beach!
- 11 Month season but cannot be main residence
- Current annual pitch fee £7380
- Superb kitchen
- Shower room plus ensuite bathroom







IMPRESSIVE MODERN HOLIDAY LODGE ON THIS EVER POPULAR PARK.

Accommodation: This popular ABI Beaumont design has a bright lounge area opening out to the decking and adjoins a very well appointed kitchen/dining room with integrated appliances. There is an inner hall leading to the two bedrooms. Bedroom one has the benefit of a luxury en suite bathroom. Bedroom two has a shower room opposite.

Outside: This lodge has an extended deck area enjoying a lovely, approx southerly aspect. Parking closeby

- Owner Benefits:
- \* Full use of facilities on site including gym, sauna, steam room and outdoor/indoor pools.
  - \* 11 Month Season
  - \* Discount on Local Attractions
  - \* V.I.P WI-FI (strong Internet)
  - \* All year round entertainment
  - \* Shop and Impressive and newly refurbished restaurant and bar areas.
  - \* Owners Events

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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