



**PETTENGELLS**  
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55 Chewton Meadows, Naish Estate, Barton On Sea, Hampshire, BH25 7RE  
**Asking Price £79,995**

## 55 Chewton Meadows, Naish Estate, Barton On Sea, Hampshire, BH25 7RE

- Three Bedroom 42' x 14' holiday lodge
- Well Appointed Kitchen
- Living Room opens out to superb sun deck
- Two shower rooms
- Great Position on Naish
- New in 2019. License until 2039
- Great Income/Letting Potential
- Pitch fee TBC but included this year
- Fantastic park facilities including swimming pools
- Shortcut to beach







SUPERB HOLIDAY LODGE - CALL TO VIEW! WALKING DISTANCE OF BEACH.

Accommodation: This is a popular design with a triple aspect lounge opening to the sundeck. The open plan design continues into a very well appointed kitchen with extensive integrated appliances. There is then an inner hall accessing the three bedrooms. Bedroom one has an ensuite shower and there is a further shower room.

Outside: There is a parking bay adjacent and this lodge enjoys an approx south west facing sundeck. To the rear is a pleasant area of open green as part of the wider Naish estate.

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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