



PETTENGELLS
ESTATE AGENTS

48 Chewton Meadow, Naish Estate, Barton On Sea, Hampshire, BH25 7RE
Asking Price £125,000

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- Two Bedroom luxury 42' x 20' holiday lodge
- Well Appointed Kitchen
- Living Room opens out to superb sun deck
- Shower room plus ensuite bathroom
- 11 month season but cannot be main residence
- New in 2017. License until 2043
- Great Income/Letting Potential
- 2024/25 Pitch fee £9196
- Fantastic park facilities including swimming pools
- Shortcut to beach





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

Accommodation: The entrance hall leads into a superb open plan living space with triple aspect lounge/dining room and then a very well appointed kitchen. There is then an inner hall leading to the two bedrooms. Bedroom one has a lovely ensuite bathroom and walk in wardrobe and then opposite bedroom two is a shower room.

Outside: There is a parking bay adjoining and a large sun deck which faces approximately south west.

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



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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