



PETTENGELLS
ESTATE AGENTS

19 Sycamore, Hoburne Bashley, New Milton, Hampshire, BH25 5QR
Asking Price £89,950

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- Three Bedroom holiday caravan, 41' x 13'
- Income/letting potential
- New In 2022, Licence Until 2042
- Nice bright lounge
- 11 Month season but cannot be main residence
- Well appointed kitchen
- Double parking bay
- Pitch fee £8000 per annum approx
- Two shower rooms
- South facing sun deck





SUPERB MODERN HOLIDAY CARAVAN WITH LICENSE UNTIL 2042

Accommodation: The entrance hall leads into a well-appointed kitchen/dining room and then in turn a bright lounge area which opens out to the sundeck. There are three bedrooms, one double and two twins, all with fitted wardrobes and bedroom one has the benefit of an ensuite shower room, there is then also a main family shower room.

Outside: There is a double parking bay adjacent as well as a lovely south-facing sundeck.

CLUB FACILITIES: The lodge comes with membership passes (for family and friends staying), for the 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. 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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