



PETTENGELLS
ESTATE AGENTS

5 Sycamore, Hoburne Bashley, New Milton, Hampshire, BH25 5QR
Asking Price £79,000

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- Three Bedroom holiday caravan, 41' x 13'
- Income/letting potential
- New In 2022, Licence Until 2042
- Nice bright lounge with sofa bed, hence 8 berth
- 11 Month season but cannot be main residence
- Well appointed kitchen
- Double length parking bay
- Shower room and second WC
- Pitch fee £8000 per annum approx
- ABI Langdale





SUPERB MODERN HOLIDAY LODGE IN A QUIET LOCATION ON THE EDGE OF THIS LOVELY NEW FOREST HOLIDAY PARK AND WITH A LICENSE UNTIL 2042.

Accommodation: The entrance hall leads into an impressive open plan living space with a well appointed kitchen/dining room leading into a bright lounge area which in turn opens to the sundeck. There are three bedrooms with bedroom one having an ensuite cloakroom and there is a main shower room.

Outside: A useful double length parking bay and a lovely 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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