

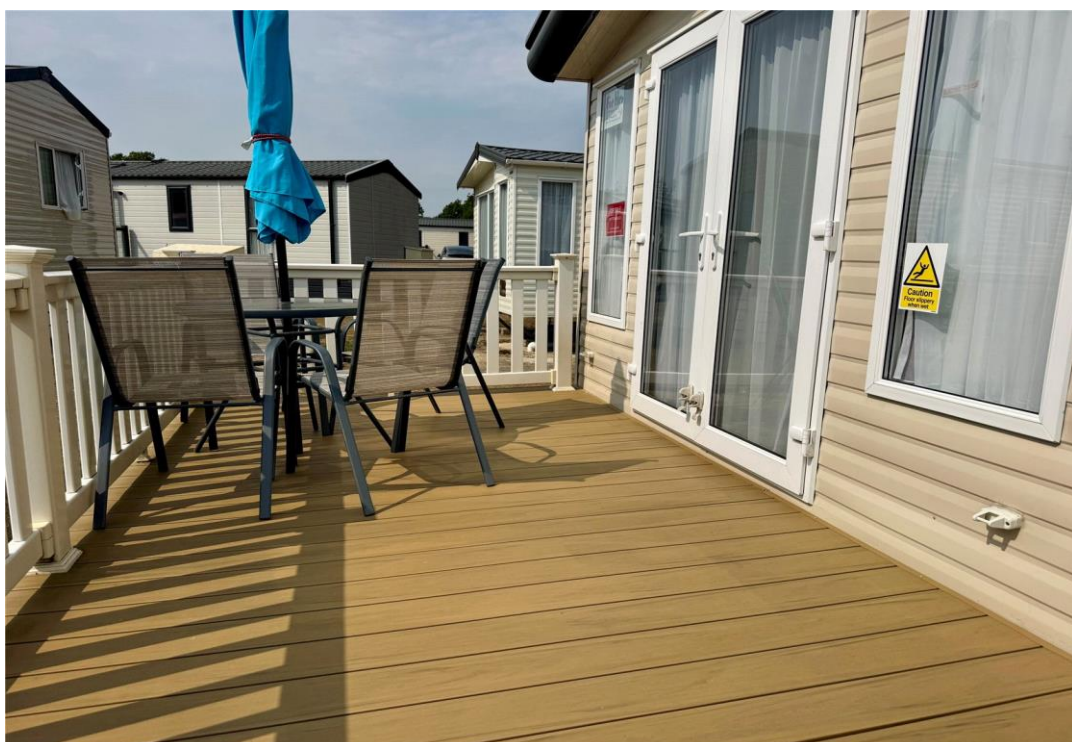


PETTENGELLS
ESTATE AGENTS

206 Sycamore, Hoburne Bashley, New Milton, Hampshire, BH25 5QR
Asking Price £29,495

206 Sycamore, Hoburne Bashley, New Milton,
Hampshire, BH25 5QR

- 38' x 12' Three bedroom holiday caravan
- Income/letting potential
- ABI Alderley
- New In 2015, Licence Until 2033
- Nice bright lounge
- 11 Month season but cannot be main residence
- Well appointed kitchen
- Two WC's
- Last annual pitch fee £8252
- South facing sundeck





In the heart of the enchanting New Forest, Hoburne Bashley is a magical place to escape to. This beautifully designed beach-themed three-bedroom caravan is situated in a peaceful part of the park, about a five-minute walk from the main entertainment complex and has a real tranquil feel to it, especially on a summers day when you can open up the doors from the living room to the spacious south facing decking area. The curtains and netting throughout the caravan are just a year old and still look brand new. With three bedrooms & a sofa bed there is space for up to eight people to stay.

The kitchen is well equipped with a fridge freezer, electric oven, electric hob, microwave & air fryer. The plates, bowls, glasses, beach-themed mugs, cutlery, kettle, cooking utensils can be left in the caravan as part of the sale. The smart TV will also be left in the caravan & all of the lovely artwork (all by the same artist) in each room. The lounge is fitted with an electric fire and has central heating throughout. There is a toilet / shower room with a brand new shower which provides great water pressure, and the master bedroom benefits from an ensuite toilet. Bedrooms - The current owners are happy to leave you with multiple summer/winter duvets/duvet covers, pillows / pillow cases, sheets (everything you need if you would like to let it out should you want to). The master bedroom has a double bed, a dressing table & chair, two wardrobes with hangers and plenty of draws and cupboards. It also benefits from an ensuite toilet. The second bedroom is a twin room, also with cupboard and storage space. The third bedroom is a small twin room, with a small wardrobe for storage. It can be made up with one single bed, two single beds, or a baby travel cot and a single bed. Included in the sale are two travel cots & mattresses and their beach-themed bedding, one for babies and another for toddlers.

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'.



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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. 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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