



**PETTENGELLS**  
ESTATE AGENTS

35 Aspen, Hoburne Bashley Park, Sway Road, New Milton, Hampshire, BH25 5QR  
**Asking Price £65,000**

## 35 Aspen, Hoburne Bashley Park, Sway Road, New Milton, Hampshire, BH25 5QR

- 42' x 14' Holiday lodge in New Forest National Park
- New 2018, License until 11/2038
- Large South facing Sundeck
- Double parking bay
- Great Letting/Income potential
- 11 Month Season, can't be main residence
- ABI Beaumont - Very popular design
- Two bedrooms
- Two bathrooms
- 2025/26 Pitch Fee £9993
- Well appointed kitchen







IMPRESSIVE MODERN HOLIDAY LODGE WITH LICENSE UNTIL NOV 2038

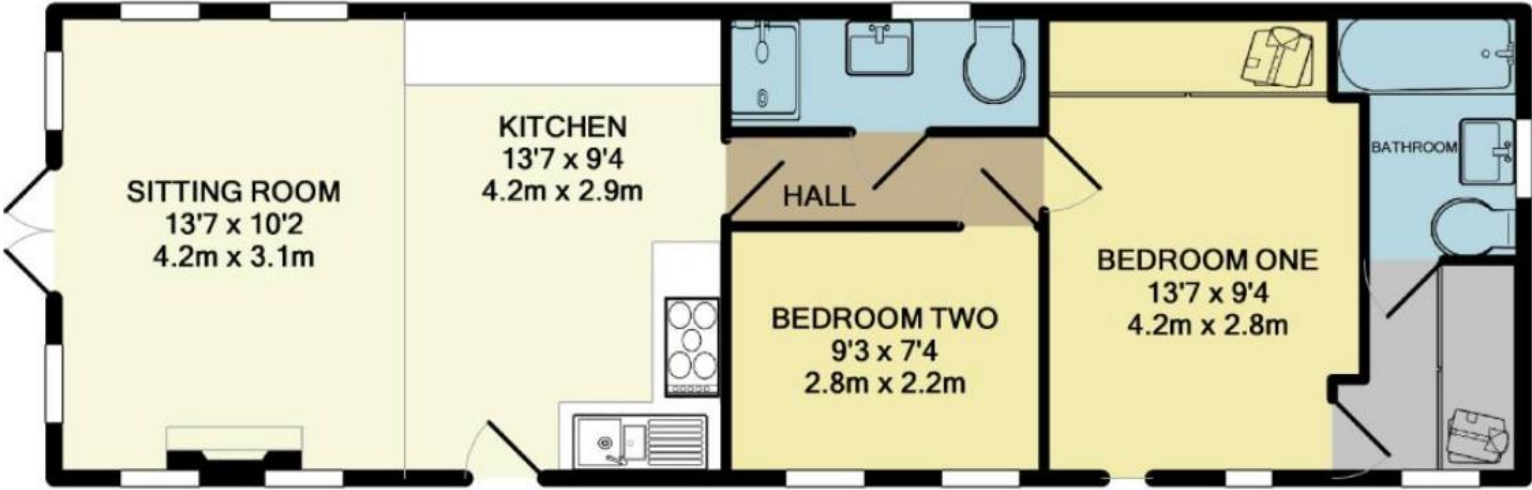
Accommodation: There is an impressive open plan living space with bright triple aspect living room which leads to the very well appointed kitchen/dining room which has extensive integrated appliances. The inner hall leads to the two bedrooms and bedroom one is particularly generous in size and has the adjoining dressing room and leads to the ensuite bathroom. Bedroom two is laid out as a twin room and opposite is the main shower room/second WC.

Outside: There is a double parking bay adjacent, and next to this is a pleasant lawned area as a part of the Bashley Park and to the front is a large south facing sun deck which is accessed from the living room.

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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TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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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