



PETTENGELLS
ESTATE AGENTS

8 Chewton Meadow, Naish Estate, Barton On Sea, Hampshire, BH25 7RE
Asking Price £120,000

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- Two Bedroom luxury 40' x 20' holiday lodge
- Well Appointed Kitchen
- Living Room opens out to superb sun deck
- Ensuite shower room plus bathroom
- 11 month season but cannot be main residence
- New in 2017. License until 2042
- Great Income/Letting Potential
- 2025/26 Pitch fee £9591
- Fantastic park facilities including swimming pools
- Shortcut to beach
- Pemberton Riverdale





SPLENDID MODERN HOLIDAY LODGE ON THIS SOUGHT AFTER PARK AND WITH A LICENSE UNTIL 2042.

Accommodation: The most impressive living room has a bright double aspect and feature vaulted ceiling and adjoins a very well appointed kitchen/dining room. There is a snug off the lounge which can be used as a third bedroom. An inner hall accesses the two bedrooms, each with fitted wardrobes. Bedroom one has a dressing area and ensuite shower room, and there is a family bathroom.

Outside: This luxury lodge enjoys a fantastic location just a short walk from the Club House and leisure facilities. It has a large approx south facing sun deck and a parking space closeby.

Club Facilities: There is a leisure complex with swimming pools inside and outside as well as toddler splash pool, fitness suite, sauna and steam room. The main club complex offers entertainment in the venue both day and evening shows, an arcade, soft play, restaurant, cafe and bars. The outside facilities include a crazy golf course, play area and a multi sports court. On site shop.

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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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