



PETTENGELLS
ESTATE AGENTS

16 Barton Cliffs, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE
Asking Price £75,000

16 Barton Cliffs, Hoburne Naish, Barton On Sea,
Hampshire, BH25 7RE

- 42' x 13', three bedroom holiday home
- Impressive living space
- Sun deck with sea views in distance
- New in 2021, license until 2036
- 11 Month holiday season, but cannot be main residence
- Great letting/income potential
- Well appointed kitchen
- Club facilities close & short walk to beach
- Current pitch fee £8278
- Two shower rooms





MODERN HOLIDAY CARAVAN WITH DISTANT SEA VIEWS.

Accommodation: Impressive kitchen/dining room leads into a bright lounge area which opens to the sundeck. An inner hall accesses the three bedrooms with bedroom one having an ensuite shower and opposite bedroom two is a further shower room.

Outside: There is a sun deck with a bright aspect and sea views in the distance.

Club Facilities: There is a leisure complex with swimming pools inside and outside as well as fitness suite, sauna and steam room. The main club complex offers entertainment in the venue, an arcade, soft play, cafe, restaurant and bar. 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. 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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