



PETTENGELLS
ESTATE AGENTS

10 Chewton Sounds, Naish Hoburne, Barton On Sea, Hampshire, BH25 7RE
Asking Price £144,995

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- 41' x 20' Brand new three bedroom holiday lodge
- Lovely sundeck
- New in 2015, License until 2050
- Bathroom and ensuite
- Club facilities close & short cut to beach!
- Great letting/income potential
- Pitch fee for 2025/26 included
- Use for 11 months out of 12, cannot be main residence
- Finance available, subject to terms
- Swift Montreal
- Well appointed kitchen





SUPERB BRAND NEW HOLIDAY LODGE ON SOUGHT AFTER COASTAL HOLIDAY PARK.

Accommodation: There is a traditional entrance hall which leads into the splendid open plan living space comprising lounge and well appointed kitchen/dining room, a patio door opens to the sundeck. An inner hall then extends into the main bedroom which has a separate dressing area as well as ensuite shower room. There are two further bedrooms plus the bathroom.

Outside: There is a double-length parking bay. This lodge has a lovely spacious sundeck, perfect for alfresco dining/evening drinks.

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.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



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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