



PETTENGELLS
ESTATE AGENTS

8 Highcliffe Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE
Asking Price £59,950

8 Highcliffe Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE

- Licence until November 2041
- Abi Ambleside Premier
- Impressive modern 40'x14'
- Two good sized bedrooms
- Master bedroom en suite shower room
- Main family shower room
- Open plan lounge/kitchen/dining room
- Sun deck with parking bay adjacent
- Short walk to Chewton Bunny beach
- 11 month holiday season, cannot be main residence





A STUNNING TWO BEDROOM 40' x 14' ABI AMBLESIDE PREMIER WITH MASTER BEDROOM HAVING AN EN SUITE SHOWER ROOM WITH LICENCE UNTIL 2041

Accommodation: The front door opens into wonderful and well appointed kitchen with integrated oven, hob, fridge/freezer, dishwasher and washing machine with space for dining table which flows into the triple aspect living room with doors onto the sundeck. Bedroom one has a comprehensive range of fitted wardrobes with and ensuite shower room. Bedroom two also has a good range of fitted wardrobes and furniture. There is a main family shower room.

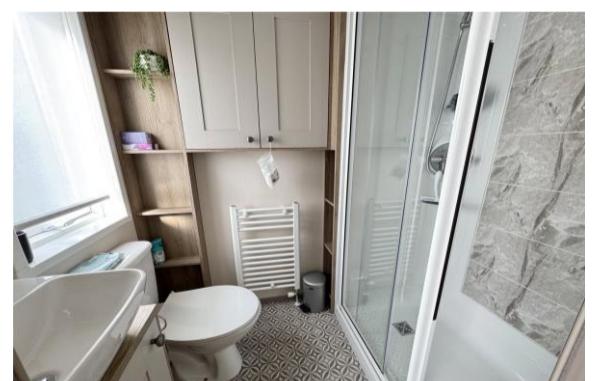
Outside: There is a parking bay adjacent. This lovely lodge has the benefit of a large sun deck.

Pitch fee for 2025 £9081.59

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.

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

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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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