



**PETTENGELLS**  
ESTATE AGENTS

312 Seabreeze, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH  
Asking Price £43,000

312 Seabreeze, Shorefield, Near Milford On Sea,  
Hampshire, SO41 0LH

- Immaculate three bedroom 38' x 12' holiday caravan
- Shower room plus second WC
- Large south west facing sundeck
- Walk To Beach
- New in 2021, License until 2041
- Letting/income potential
- Use for 11 month season, cannot be main residence
- Up to eight berth i.e sofa bed in lounge
- 2025/26 Ground rent £7657
- Lovely lounge and kitchen diner





SUPERB MODERN HOLIDAY CARAVAN ENJOYING A PARTICULARLY SELECT ELEVATED POSITION ON THIS SOUGHT AFTER PARK.

**Accommodation:** There is a lovely bright triple aspect lounge that opens out to the decked area, this adjoins a well appointed kitchen/dining space. There is then an inner hall where we have three bedrooms, all with fitted wardrobes and bedroom one has an ensuite cloakroom. There is a main shower room.

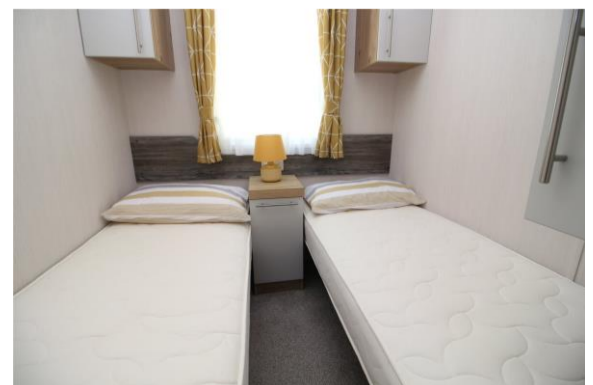
**Outside:** This superb holiday home has a large decked area wrapping around the caravan with a south westering aspect, perfect for the sunshine. Usefully this caravan has two parking spaces, in front and to the side.

**Owner Benefits:**

- \* Full use of facilities on site including gym, sauna, steam room and outdoor/indoor pools.
- \* 11 Month Season
- \* Discount on Local Attractions
- \* V.I.P WI-FI (strong Internet)
- \* All year round entertainment
- \* Shop and Impressive and newly refurbished restaurant and bar areas.
- \* Owners Events

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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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