



PETTENGELLS
ESTATE AGENTS

57 Chewton Sounds, Naish Park, Barton On Sea, Hampshire, BH25 7RE
Asking Price £39,995

57 Chewton Sounds, Naish Park, Barton On Sea,
Hampshire, BH25 7RE

- Three bedroom 39' x 12' holiday caravan
- Great letting/income potential
- Sun deck
- Extensive club facilities, short cut to beach
- New In 2017, License until 2036
- Current pitch fee tbc but this year's included
- 11 month season but cannot be main residence
- Carnaby Hainsworth
- Shower room & second WC
- Well appointed kitchen





APPEALING HOLIDAY CARAVAN ON THIS EVER POPULAR PARK.

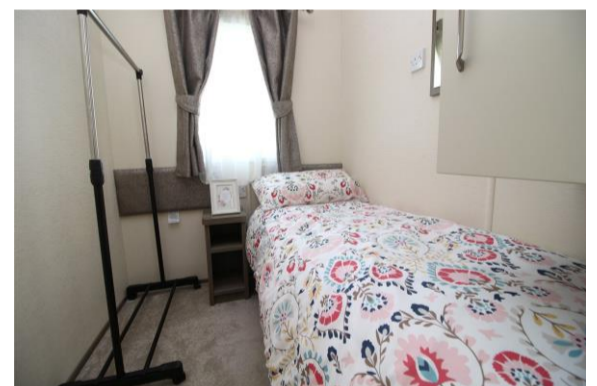
Accommodation: There is a lounge opening to the decking and adjoining this a kitchen/dining area. An inner hall then accesses the three bedrooms, all with fitted wardrobes and bedroom one has an ensuite cloakroom. There is a main family shower room.

Outside: This caravan has a decked area perfectly orientated for afternoon sunshine.

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.

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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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