



**PETTENGELLS**  
ESTATE AGENTS

21 Hengistbury Heights, Naish Park, Barton On Sea, Hampshire, BH25 7RE  
Asking Price £225,000

## 21 Hengistbury Heights, Naish Park, Barton On Sea, Hampshire, BH25 7RE

- Three bedroom 42' x 20' luxury holiday lodge
- Well Appointed Kitchen (newly fitted 2024)
- Living Room opens out to superb sun deck
- Bathroom & ensuite shower room
- 11 month season but cannot be main residence
- New in 2013. License until 2048
- Great Income/Letting Potential
- Fantastic park facilities including swimming pools
- Shortcut to beach closeby
- Extended, wrap around decking





A TRULY SPLENDID AND SPACIOUS HOLIDAY LODGE SITUATED IN A PRIME SPOT ON THIS SOUGHT AFTER HOLIDAY PARK. ONE OWNER FROM NEW, NEVER RENTED OUT. OMAR CELEBRATION. LONG LICENSE.

Accommodation: A magnificent large living space is divided into double aspect lounge leading out to the sun deck, as well as a well appointed kitchen/dining space where the kitchen has recently been replaced/updated. There is an inner hall leading to the three double bedrooms, all with fitted wardrobes. Bedroom one has an ensuite shower room and there is then a family bathroom. Furniture and furnishings negotiable.

Outside: This wonderful lodge enjoys a fantastic position right on the edge of the park, adjoining a lovely woodland area. There is extended non-slip decking, orientated for sunshine all day and there is a convenient parking space close by.

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.

Current annual pitch fee: £9000

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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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