



PETTENGELLS
ESTATE AGENTS

11 Highcliffe Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE
Asking Price £75,000

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- New 2019, License until 2040
- 42' x 14' Holiday lodge
- Two bedrooms, two bathrooms
- Well appointed kitchen
- Bright living room opens to
- Large sun deck
- Parking bay adjoining
- Short walk to Chewton Bunny beach
- Great income/letting potential
- ABI Beaumont
- Current pitch fee £9081 per annum





IMPRESSIVE LODGE ON THIS EVER POPULAR HOLIDAY PARK.

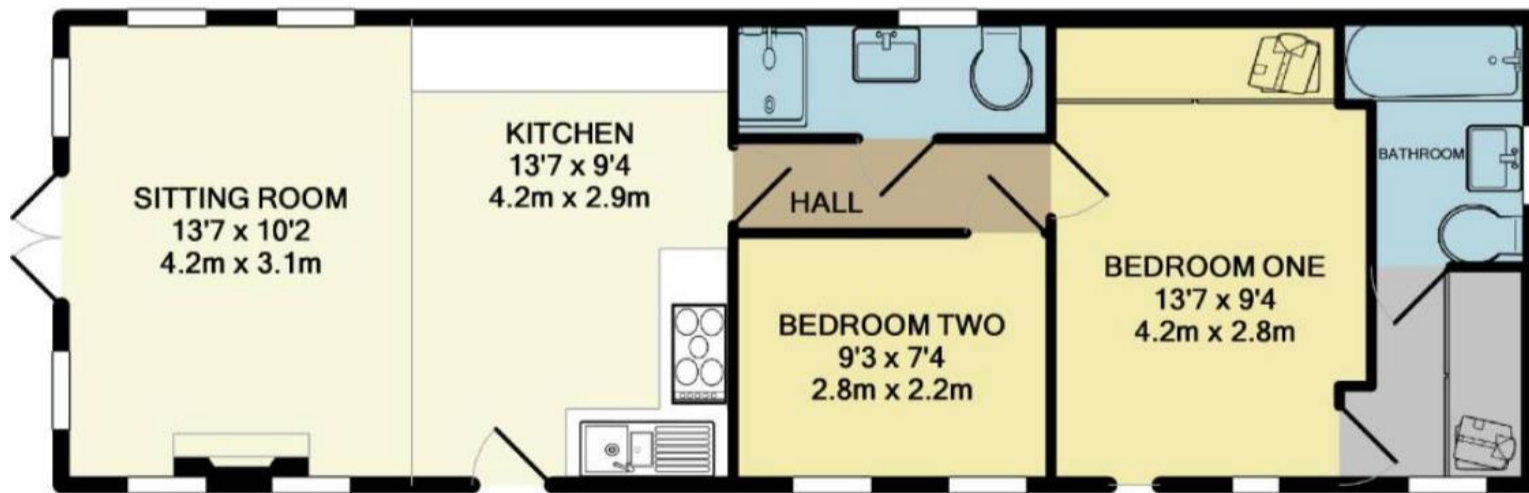
Accommodation: This is a very popular design with superb open plan living space. There is a bright triple aspect lounge opening out to the sun deck and this also has a sofa bed. The kitchen/dining area is very well appointed with extensive integrated appliances. There is then an inner hall accessing both bedrooms. The main bedroom has an adjoining dressing room and an en suite bathroom and the second bedroom has full sized single beds and opposite this is a shower room.

Outside: There is a parking bay adjoining and this lodge has the benefit of a lovely approx south facing sun deck.

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.

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TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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