

PETTENGELLS
ESTATE AGENTS

26 Highcliffe Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 7RE
Asking Price £99,950

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- New 2021, License until 2046
- 41' x 20'
- Two bedrooms, two bathrooms
- Well appointed kitchen
- Living/dining room
- Large sun deck
- Parking bay adjoining
- Short walk to Chewton Bunny beach
- Great income/letting potential
- ABI Harrogate













SUPERB MODERN HOLIDAY LODGE, JUST SHORT WALK TO THE BEACH, AND LICENSE UNTIL 2046.

Accommodation: There is an entrance hall which also houses the boiler for the piped gas central heating. There is a superb large open plan living space with feature vaulted ceiling and twin patio doors opening out to the sundeck. There are lounge and dining areas and a very well appointed kitchen with breakfast bar. Bedroom one is particularly impressive with an en suite shower room and opposite bedroom two is a bathroom.

Outside: There is a parking bay adjacent and this lodge has the benefit of a lovely spacious, approx west facing sundeck.

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.







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.

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

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