

PETTENGELLS
ESTATE AGENTS

10 Barton Meadow, Hoburne Naish, Barton On Sea, Hampshire, BH25 5RE
Asking Price £79,995

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- 39' x 13' Holiday home
- Two Bedrooms
- New in 2019, License until 2039
- Parking bay
- Club Facilities close & private shortcut to beach!
- Great letting/income potential
- Use for 11 months out of 12, cannot be main residence
- Carnaby Helmsley
- 2026/27 Pitch fee paid
- Shower room & second WC













SPLENDID HOLIDAY HOME WALKING DISTANCE TO BEACH.

Accommodation: Superb open-plan living space with lounge/dining and well-appointed kitchen areas, leading to inner hall with two bedrooms. Bedroom one having an ensuite cloakroom and opposite bedroom two is the shower room.

Outside: There is a parking bay adjacent and this impressive holiday home has a particularly large 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, Cafe H, 1912 Brasserie, and a sports bar. The outside facilities have been refurbished and include a crazy golf course, play area and a multi sports court.



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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