PETTENGELLS
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161 Seabreeze, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £45,000

161 Seabreeze, Shorefield, Near Milford On Sea, Hampshire, SO41 0LH

- Well presented 40' x 13' holiday caravan
- Two Bedrooms plus sofa bed i.e 6 berth
- Two shower rooms (one ensuite)
- Large south facing sundeck
- Walk To Beach
- New in 2017, License until 2038
- Letting/income potential
- Use for 11 month season, cannot be main residence
- Regal Harlington
- 2024/25 Ground rent £7695

LOVELY MODERN CARAVAN ON EVER POPULAR HOLIDAY PARK.

Accommodation: The entrance hall has good storage and leads into a well appointed kitchen/dining room, and then in turn a lounge area which opens out to the sundeck. There are two bedrooms with bedroom one having an ensuite shower room and next to bedroom two there is a further shower room.

Outside: There is a double parking bay adjacent. This caravan has the benefit of a particularly large and secluded south facing sundeck.

Owner Benefits:
* Full use of facilities on site including gym, sauna, steam room and outdoor/indoor pools.
* 11 Month Season
* Discount on Local Attractions
* V.I.P WI-FI (strong Internet)
* All year round entertainment
* Shop and Impressive and newly refurbished restaurant and bar areas.
* Owners Events

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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