

PETTENGELLS
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157 Chewton Sounds, Naish Estate, New Milton, Hampshire, BH25 7RE

Asking Price £60,000

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- Superb 41' x 13' three bedroom holiday home
- New 2022, License until 2037
- Letting/income potential
- Approx pitch fee £8500 pa
- 11 month season, cannot be main residence
- Fantastic club facilities, short walk to beach
- ABI Ambleside
- South facing decked area
- Two shower rooms
- Well appointed kitchen













IMPRESSIVE HOLIDAY HOME ON THE EDGE OF THIS POPULAR PARK

Accommodation: There is an entrance hall leading into the impressive living space comprising a well-appointed kitchen/dining room and then a bright triple aspect lounge area which opens out to the sundeck. The inner hall then extends to the three bedrooms with fitted wardrobes. Bedroom one has a shower room and there is a further shower room.

Outside: There is a car park immediately adjoining this holiday home which is very convenient and it has a south facing sundeck

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.

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

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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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