PETTENGELLS
ESTATE AGENTS

43a Rowan, Hoburne Bashley, Sway Road, New Milton, Hampshire, BH25 5QR
Asking Price £48,995

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- 36' x 12' Holiday caravan
- Two bedrooms
- Regal Elegance
- New 2017, license until 2032
- 11 Month season cannot be main residence
- Great letting/income potential
- South facing sundeck
- Shower room and second WC
- On edge of New Forest National Park
- Great club facilities

HOLIDAY CARAVAN CLOSE TO NEW FOREST.

Accommodation: The open plan living space has a bright lounge and then kitchen/dining area. The inner hall accesses the two bedrooms, with the main bedroom having an ensuite cloakroom, and opposite bedroom two is the family shower room.

Outside: There is a sundeck facing approximately south.

CLUB FACILITIES: There are extensive club facilities which include a leisure complex with heated indoor and outdoor pools and a fitness suite. There is evening entertainment on offer, café, restaurant, beauty spa, children's entertainment, nine hole golf course and a convenience store. The park is also 'dog friendly'.

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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