

PETTENGELLS
ESTATE AGENTS

B59, Shorefield Park, Near Milford On Sea, Hampshire, SO41 0LH
Asking Price £49,995

B59, Shorefield Park, Near Milford On Sea, Hampshire, SO41 0LH

- Superb two bedroom 37' x 12' holiday caravan
- New in 2018, License until 2039
- Use for 11 out of 12 months, cannot be main residence
- Letting/income potential
- South facing decked area
- Club facilities close
- Two shower rooms
- Walk to beach or Milford village
- Impressive living room and well appointed kitchen
- Carnaby Oakdale
- First year pitch fee paid













SUPERB HOLIDAY CARAVAN.

Accommodation: This is a popular centre lounge design with impressive open plan living space comprising lounge, dining and kitchen areas. There is then a utility room and two bedrooms, each with en suite shower room.

Outside: There is a parking bay and this holiday home does enjoy a particularly generous sundeck which faces approx south.

Agents Note: Holiday lodges and caravans should be considered as an 'investment in lifestyle' and not as a financial investment, as they will invariably depreciate in value with age and as the licence length goes down. Running costs also need to be considered and these include the pitch fee, local rates, insurance, and utility bills. We ask please for prospects to investigate the site generally and check out specific pitch locations before viewings. Buyers will need to show the site annual proof (ie council tax bill) that they have a main residence elsewhere.

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.

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

PETTENGELLS
ESTATE AGENTS