



**20 The Crescent, Naish Estate, Barton on Sea, Hampshire. BH25 7RX**

**£35,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777



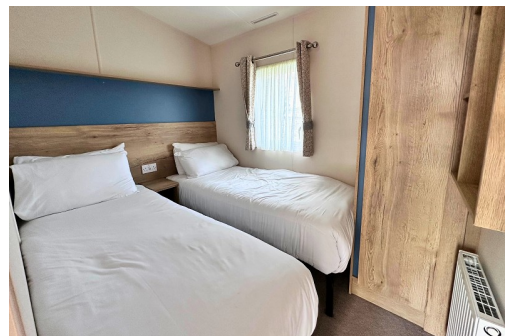




## **20 The Crescent, Naish Estate, Barton on Sea, Hampshire. BH25 7RX**

**£35,000**

A very smart HOLIDAY HOME single unit with two bedrooms and a Kitchen/Diner and separate living room, perfect for housing families. The property has around 8 years remaining on the license term and has been a wonderful holiday home and rental investment for the owners. Included in the pitch fees is access to all the leisure facilities on site and the property can be used for 11 months of the year.





**ENTRANCE**

UPVC opaque double glazed entrance door leads into the hallway with wall mounted coat hooks, ceiling light point, open plan accommodation.

**KITCHEN/DINER (18' 0" X 11' 10") OR (5.49M X 3.60M)**

Narrowing in part to 1.71m Fitted with an excellent range of base and wall mounted units with some appliances including four burner Gas hob with oven beneath, fitted microwave/combi oven, filter extractor canopy over the hob/oven, space for fridge/freezer. Inset composite sink unit with drainer adjacent and mixer tap over. Window to side aspect, ceiling light points, cupboard housing the Gas fired boiler. Bench seat for the dining area with space for small table and chairs (existing may be included subject to negotiation). Window to side, opening through to the:

**LIVING ROOM (10' 6" X 11' 10") OR (3.21M X 3.60M)**

Lovely and bright with UPVC double glazed windows to the side and front aspects, door leads to the decking area to the front. Focal point electric fireplace, ceiling light points, wall mounted double panelled radiator.

**BEDROOM 1 (8' 2" X 10' 11") OR (2.49M X 3.33M)**

A good sized double room with built-in wardrobe housing hanging space and shelving, UPVC double glazed window to rear, ceiling light point, power points. Door to:

**EN-SUITE CLOAKROOM**

Fitted with a low level flush WC and inset wash hand basin, ceiling light point, UPVC opaque double glazed window to rear.

**BEDROOM 2 (6' 0" X 8' 2") OR (1.84M X 2.49M)**

A twin room with two single beds, built-in wardrobe, ceiling light point, UPVC double glazed window to side.

**SHOWER ROOM**

Fitted with a modern white three piece suite comprising walk-in enclosed double width shower cubicle with chrome fitments, low level flush WC and pedestal wash hand basin. UPVC opaque double glazed window to side, ceiling light point.

**OUTSIDE**

The property benefits from a good sized area of composite decking with space for a table and chairs.

**THE APPROACH**

Accessed from The Crescent Car parking area with a footpath to the property and steps rising to the decked entrance level.

**COMMUNAL CAR PARKING**

Spaces are available on a first come first served basis for the property with ample spaces nearby.

**LEASEHOLD & MAINTENANCE FEES**

We understand that there are just around 11.5 years remaining on the License which expires in 2036 and is transferable to the new owners. Current site fees are around £8,000 per annum which include use of the leisure facilities also.

**COMMUNAL FACILITIES**

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, caf?, restaurant, beauty spa, children's entertainment, nine hole golf course and a convenience store. The park is also 'dog friendly'.

**DIRECTIONAL NOTE**

From our office in Highcliffe proceed east along Lymington Road taking the second exit at the roundabout. Shortly after the humpback bridge take the right hand turning on the bend into Field Place. Follow this road to the end and turn right and then bear left. At the end of this take the left hand turn where The Crescent will be found and the property numbered.

**PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

**BUYERS NOTE**

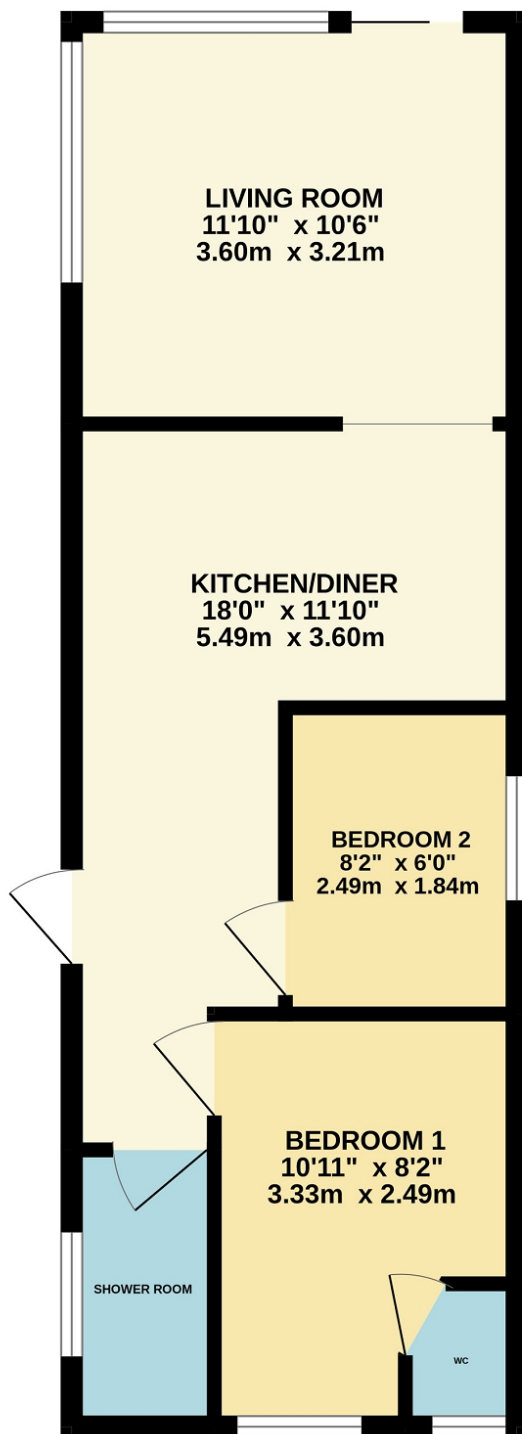
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

**EPC RATING**

The EPC rating for this property is exempt



GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Ross Nicholas & Company Limited**  
**334 Lymington Road, Highcliffe, Dorset, BH23 5EY**  
**01425 277 777**  
**highcliffe@rossnicholas.co.uk**

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.