



*13 Sycamore, Bashley Caravan Park, BH25 5QR*

*£79,995*

**Mitchells**  
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*13 Sycamore  
Bashley Caravan Park  
Sway Road  
New Milton  
BH25 5QR*

This beautifully presented ABI Ventus holiday lodge (not residential and can only be a second home) is situated in the newest development on Bashley Park and walking distance of the restaurants and swimming pool. The property offers bright high specification accommodation with features including luxury kitchen and bathrooms, open planned living, a private and secluded decking and two parking bays.

- 18 Years Remaining On License
- 11 Month License (Not Residential)
- 40 x 14
- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Three Bedrooms
- Family Shower Room
- En-Suite Shower Room
- Private Decking
- Parking



## The Property

Entrance hall with useful coat hooks, cupboard housing the central heating boiler and a radiator.

The kitchen/dining room is a fantastic room with an excellent range of shaker style wall and base units with a contrasting timber effect worktop, one and a half bowl sink with mixer tap over and drainer and integrated appliances include a five burner gas hob with a glass splashback and an extractor fan over, an eyelevel double oven, a microwave, a tall stand up fridge freezer, a dishwasher and a washing machine. There is a six seater table and chairs and this opens through to the sitting room.

Sitting room with a bright triple aspect, sliding patio doors onto the decking, a TV aerial point, an electric effect woodburning stove and two sofas, one with a pull out sofa bed.

Bedroom three is a lovely twin bedroom with a built in wardrobe, two single beds and a TV aerial point.

Bedroom two is a large twin bedroom with two full sized single beds, built in storage and a TV aerial point.

The master bedroom is situated at the rear of the property and is a lovely double bedroom with a built in wardrobe, a TV aerial point and its own luxury en-suite shower room.

The en-suite comprises of a wash hand basin with a mixer tap over and storage beneath, a WC, a walk in double shower with sliding glass shower doors, a wall mounted mirror and a heated towel rail.

The main shower room has a matching suite with a WC, a wash hand basin with a mixer tap over and storage beneath, a mirror fronted medicine cabinet with a shaver point, a walk in double shower with sliding glass shower doors and thermostatic shower attachments and a heated towel rail.





## *Gardens & Grounds*

To the front of the property is a lovely private and secluded decking with a glass balustrade and enjoys an outlook over a beautifully planted border with highly level hedging making it extremely private and secluded.

To the rear of the property are two private parking bays.

The property benefits from a long license and a viewing is highly recommended to fully appreciate the quality on offer.

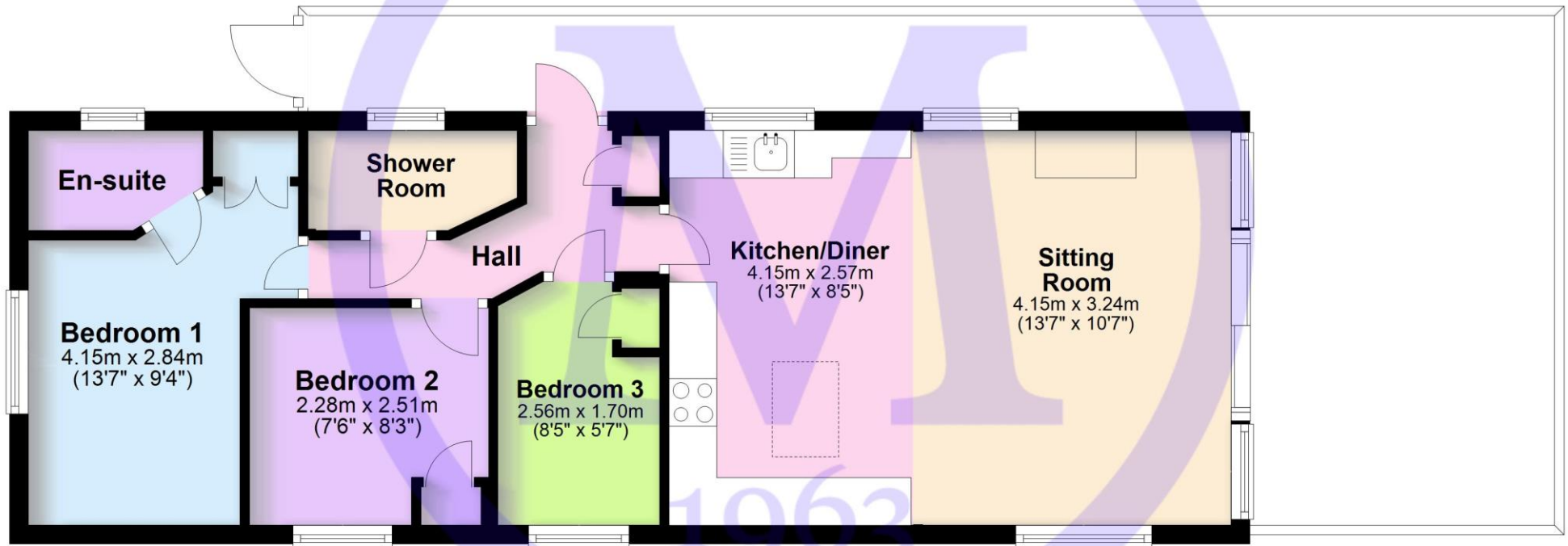
## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band N/A
- Energy Performance Rating N/A



## Floor Plan

Approx. 52.4 sq. metres (564.0 sq. feet)



13 Sycamore , Bashley Park, New Milton



## Situation

In the heart of the enchanting New Forest Hoburne Bashley is a magical place to escape to with the open forest of the New Forest National Park, Barton on Sea clifftop and beach and New Milton high street all within easy reach. Facilities on offer at the park include an impressive entertainment complex, 9 hole golf course, heated pools, café and Brasserie, convenience store and a multi-use games area.

## Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge. Upon reaching the roundabout turn right onto Sway Road. After 500 yards turn left into Hoburne Bashley, follow the road round past the reception building and follow the signs for Sycamore.



### Park map

- 1 Reception & entertainment complex
- 2 The Venue
- 3 Café h
- 4 Beauty h
- 5 Brasserie 1932
- 6 Lounge bar
- 7 Indoor pool
- 8 Outdoor pool
- 9 Adventure playground
- 10 Crazy golf
- 11 Multi-use sports court
- 12 Holiday home showground
- 13 Holiday home sales office
- 14 Laundrette
- 15 Park shop
- 16 Woodland h
- 17 Toddler's play area
- 18 Outdoor café
- 19 Archery tunnel
- 20 Woodland Activity Area
- 21 Accessible Woodland Walks, Fairy Trail and Picnic Areas
- 22 Recycling
- 23 Nature trail





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