

# FOR SALE

# £125,000

## 35' x 12' Pemberton Avon



2026 Model  
Single unit  
Two bedrooms  
One bathroom  
Lounge with dining area  
Kitchen with appliances  
Furnished  
Modern décor  
Gas central heating  
Garden

### 32 Lime Kiln Lane Estate Holbury, Southampton Hampshire, SO45 2HF

Don't miss this rare opportunity to own a new build park home located at Lime Kiln Lane Estate in Holbury. This Pemberton Avon stands at 35' x 12', with two bedrooms, one bathroom and a lounge with dining space.

Located in a well-maintained over 50s park with on-pitch parking.

#### Sales Contact

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Lime Kiln Lane Estate is a part of

**General Estates**  
—PARK HOMES—



# About the Home



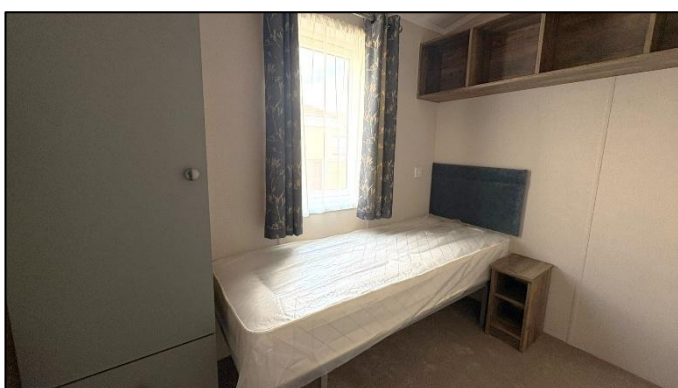
**Living/Dining Room**



**Kitchen**



**Main Bedroom**



**Second Bedroom**

With a Pemberton Avon, you can anticipate a great standard of fixtures and fittings, along with ingenious storage solutions and meticulous attention to detail.

There is no compromise on style or design, as evidenced by the soft greys, creams, and pastel colors that pervade the Avon model, bestowing upon it an authentic contemporary flair. The open-plan layout facilitates ample fixed seating and the sightline from the kitchen ensures that the chef can invariably engage with their guests.

The modern kitchen includes integrated appliances, such as a fridge freezer, cooker with separate oven and grill, microwave and washing machine. This opens to the lounge area and dining space, which includes fitted furniture, such as a roomy L-shaped sofa. The lounge also boasts ceiling-to-floor front aspect windows, allowing plenty of natural light.

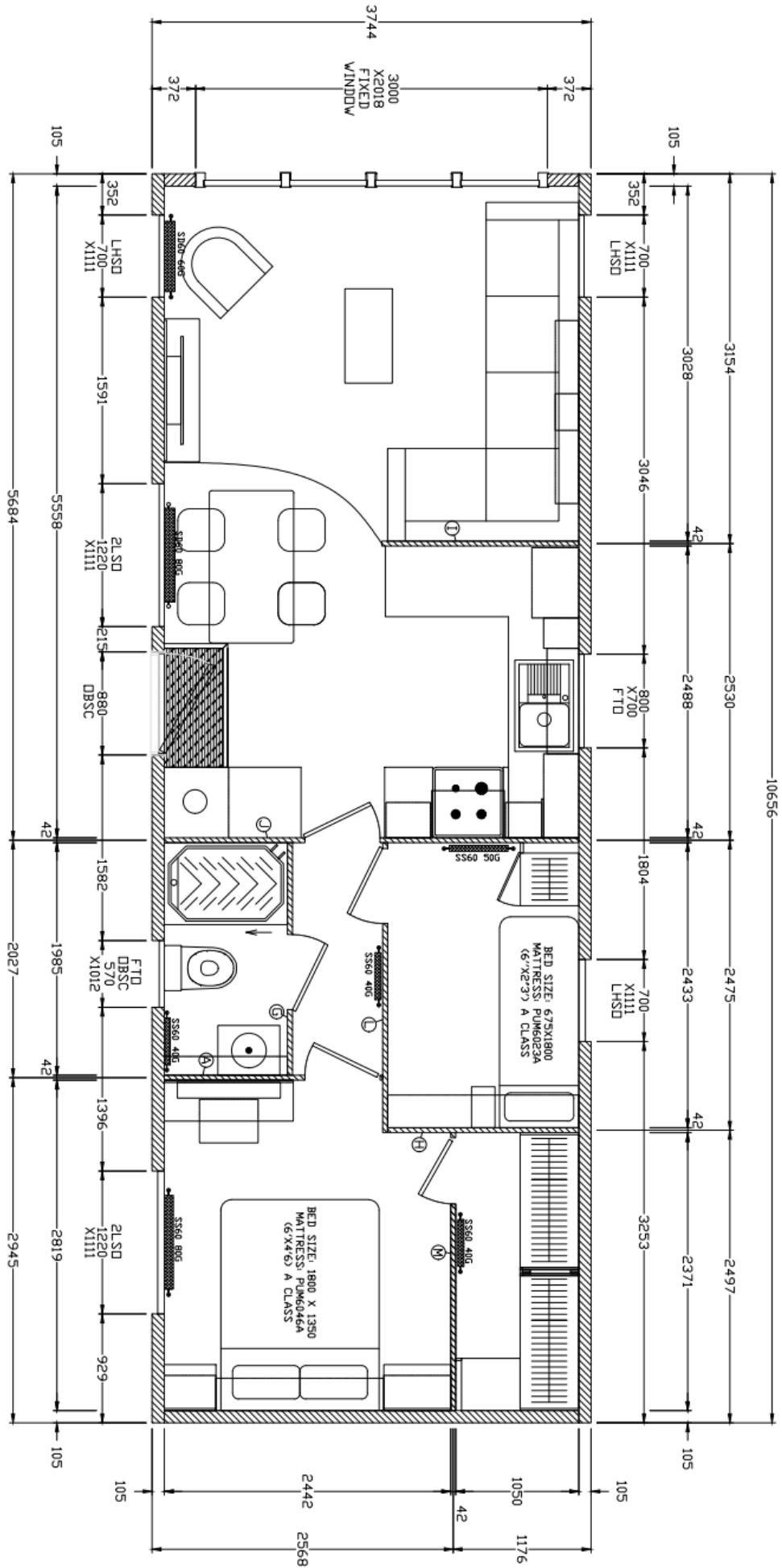
The home includes a main bedroom with a walk-in wardrobe and double bed, while the second bedroom includes a single bed. You will find fitted furniture in both rooms.

The bathroom is modern throughout and includes a shower.

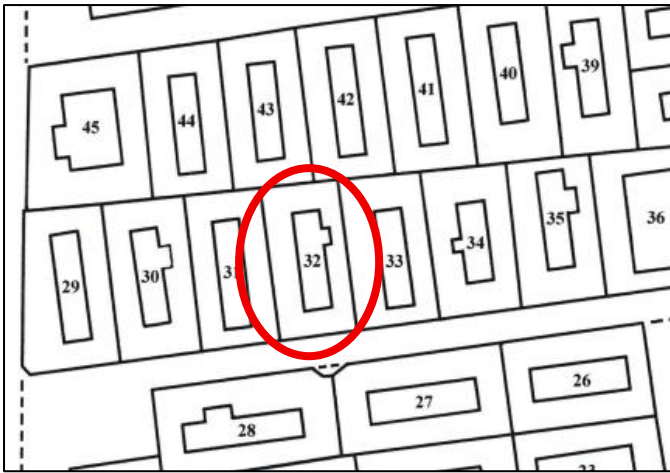
This Pemberton Avon is fully furnished so moving could not be simpler. It also includes central heating and double glazing throughout.

Externally, the home includes a low maintenance garden and on-pitch parking for one car.

# Floorplan



# About the Pitch



The Pemberton Avon is pitched at 32 Lime Kiln Lane Estate, a quiet and privately owned residential park that consists of 44 homes in total.

No. 32 is located in the middle row with a low maintenance garden ready for the new owner to put their stamp on it.

Parking is on-pitch for one small car. Visitor parking is also available on site.

## Other Information

- The pitch fee for this home will be £280 each month.
- General Estates charge for electricity and water usage at Avondale Park. The charge is based on usage. We operate a budget billing system whereby your annual expected usage is calculated over a twelve-month period but charged over a ten-month period.
- The gas connection is LPG.
- Council tax charge is Band A.
- Residential mobile homes must be bought as a full cash purchase.

## About Lime Kiln Lane Estate

Lime Kiln Lane Estate is located in the village of Holbury which sits on the eastern edge of the New Forest National Park and a short walk to Holbury Manor Park. The park overlooks peaceful fields at the rear with horses roaming. The park is under 3 miles to the village of Hythe, which includes all local amenities, restaurants/pubs and the historic Hythe Ferry that links to the city of Southampton.

The park is less than a mile from the village centres of Holbury and Blackfield which include convenience stores, a medical centre and the Gang Warily Recreation Centre. The picturesque village of Beaulieu is 4 miles from the park, including the Beaulieu Motor Museum and a popular garden centre.

The beaches of Lepe and Calshot are under 5 miles from the park, with views of the Isle of Wight. Popular attractions at the beaches include Lepe Country Park with a café overlooking the sea and Calshot Activity Centre which hosts a dry ski slope and climbing complex.

### Notable Park Rules:

- Residents must be over the age of 50 years
- One cat and/or one dog permitted per home
- One vehicle permitted per home.

**To arrange a viewing or for any further information, please contact:**  
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