



28 Pebble Beach Park, Warners Lane, Selsey

Guide Price £75,000

28 Pebble Beach Park, Warners Lane

Selsey, Chichester

Pebble Beach Holiday Park is a quiet, exclusive and gated holiday park located to the north of Selsey and with all lodges being privately owned there is no worry of who might be staying nearby! This 'Stately Arundel' model is 38' x 12'6" with the main living areas being open plan with a kitchen dining area - the kitchen enjoying an integrated fridge and a washing machine.

The living area has a feature fireplace and double glazed French doors opening to a 2nd front facing enclosed veranda. An inner hallway provides access to both bedrooms, with built in wardrobes and shower room, the main bedroom also enjoys an en-suite cloakroom.

Externally the lodge has its own block paved parking space (due to be changed to Tarmac) and seating area to the rear with a large metal storage shed. Other features include gas heating to radiators & double glazing throughout. The lodge is being sold with the remainder of a 50 year license (41 years currently left) and can be used between 1st March to 7th January the following year, with onsite amenities including a children's play area & 24 hour CCTV.

- Stylish Holiday Park Home
- On A Private Gated Park
- 10 Months Usage
- Two Bedrooms
- En-suite W.C and Family Shower Room
- Open Plan Living Space
- Parking For One Car







Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

selsey@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.