

01843 230 960

www.lovetts.net



£79,995

Freehold

2 x 

1 x 

1 x 

**Birchington Vale,
Birchington, CT7 0HD**

Tastefully designed from the factory to inspire bungalow living this two Bedroom park home is presented in immaculate condition throughout and is located within one of Thanets' most sought after Parks which boasts facilities that include a swimming pool, bar and golf course. The double home benefits from surrounding Gardens and decking along with a parking space for a car. The accommodation comprises; entry from the side into a Hall which provides access to all rooms. To the front you will find the Lounge, which boasts a vaulted ceiling and has double doors to the front decking and a doorway to the Kitchen. This has fitted wall/base units with surrounding tiling, built fridge/freezer, electric double oven, gas hob with extraction hood over and washing machine. The Bedrooms are located to the rear, both come with built-in wardrobes. Finally, the Shower Room has a tandem shower, basin set in a vanity unit and a low level WC.

Annual Park Service Charge - £8000
Park Closed - 14th Feb to 1st March every year - although access is granted between 10am - 4pm



Lovetts Birchington Ltd. Trading as Lovetts Property Services
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby





- Vacant Possession
- Swimming Pool & Shop On Site
- 50 weeks per annum availability
- Bungalow feel throughout
- Mains Gas C/heating
- Double Glazed



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Birchington Vale Holiday park,
Birchington, CT7 0HD

- Lounge - 3.45m x 2.79m
- Kitchen - 2.84m x 2.59m
- Bedroom 1 - 3.84m x 2.87m
- Bedroom 2 - 2.84m x 2.59m
- Shower Room - 1.98m x 1.40m

This Floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection



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