



## Price

£94,995

## Freehold

2 x 

2 x 

2 x 

**Laburnham Grove,  
Shottendane Road,  
Birchington**



Presented in excellent condition throughout and being the largest lodge on any sites in the UK at 44x22ft. This two-three bedroom park home is situated in the highly sought-after Birchington Vale, offering an array of amenities including a swimming pool, bar, shop and free access to the on site Golf Course.

The accommodation comprises entry from the side into a practical Utility Room. At the front, the well-appointed Kitchen features fitted wall and base units, surrounding tiling, a built-in fridge/freezer, dishwasher, double oven, gas hob with extraction hood and a washer/dryer. The Lounge, adorned with wood-effect beams and a vaulted ceiling, transitions to a second Reception area with sliding patio doors leading to the front decking that also could be used as a third Bedroom.

Continuing along the Hall, you'll find the first double Bedroom and the Bathroom, which includes a matching three-piece suite with a wash hand basin. Towards the rear, the primary bedroom offers an additional touch of luxury with sliding patio doors opening to the decking. The large en-suite is well-equipped with a tandem shower, basin set in a vanity unit, and a low-level WC.

Lastly to note that Free Wifi is included and has an Annual Park Service Charge of £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







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- Free Access To Golf Course
- Parking for Two Cars
- Highly Sought After
- 50 Weeks Per Annum Availability
- Bungalow Feel
- Excellent Condition
- Useful Utility Room
- Decking Front And Rear
- On-Site Swimming Pool



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### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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