

Firs Park, London Road  
Clacton-On-Sea, CO16 9RN

Price £89,500 Leasehold



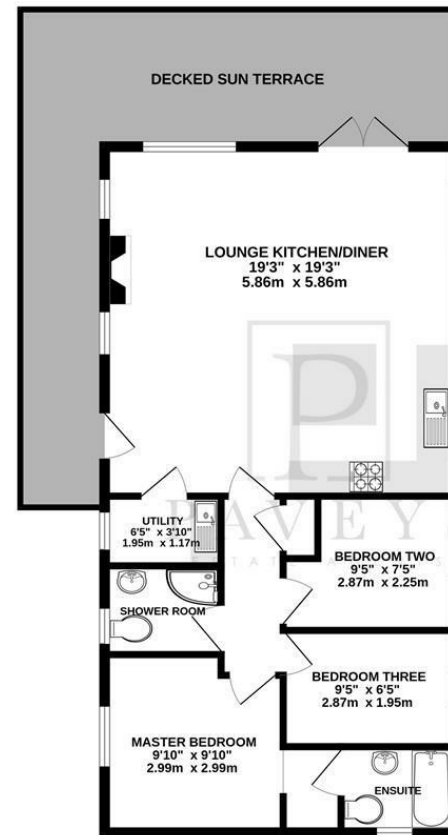
PAVEYS  
ESTATE AGENTS



"LILIAN LODGE" is an IMMACULATE THREE BEDROOM ATLAS HOLIDAY LODGE (40' X 20') situated on the private "owners only" FIRS PARK HOLIDAY VILLAGE in Little Clacton. The property is offered for sale with NO ONWARD CHAIN and is located in a very peaceful position at the very back of the park and is surrounded by countryside. It benefits from double glazing, gas central heating, parking bay, enclosed decking area, neutral decor and lawned garden area. Internally the property offers a large open plan lounge kitchen diner with double doors to the decked sun terrace and dual aspect windows, fitted kitchen, master bedroom with dressing area and en suite shower, two further double bedrooms, utility and shower room. The property is in excellent order both inside and out and is ready to move in to. Firs Park covers and impressive 32 acres with a Clubhouse offering varied entertainment, Pub on The Park, dog free area, car free area, children's play areas. We have keys! Call Paveys to arrange your appointment to view!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOUNGE KITCHEN DINER 19'3 x 19'3 (5.87m x 5.87m)**

**UTILITY ROOM 6'5 x 3'10 (1.96m x 1.17m)**

**MASTER BEDROOM 9'10 x 9'10 (3.00m x 3.00m)**

**EN-SUITE BATHROOM ( )**

**BEDROOM TWO 9'5 x 7'5 (2.87m x 2.26m)**

**BEDROOM THREE 9'5 x 6'5 (2.87m x 1.96m)**

**SHOWER ROOM**

**OUTSIDE**

The property has the benefit of an enclosed decked sun terrace with glass balustrade which extends to the front and side and metal storage shed. Well maintained lawns surround the property, along with access to a double parking bay.

**FIRS PARK FACILITIES**

Firs Park is located in the village of Little Clacton, just a short distance from the traditional seaside town of Clacton-On-Sea. The park is set in 32 picturesque acres with a host of facilities for all the family to enjoy including a Clubhouse offering varied entertainment, Pub on The Park, dog free area, car free area, children's play areas.

**SITE FEES & CHARGES**

The Service Charges & Site fees are £5,780 per annum.

**IMPORTANT INFORMATION**

Council Tax Band: Not Applicable.

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: Exempt.

The property is connected to electric, mains water and sewerage.

#### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.