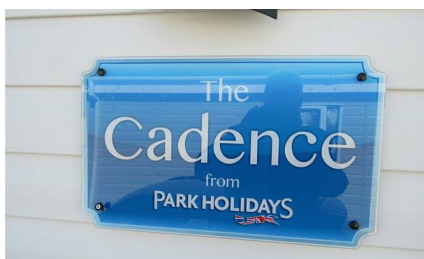




39 Pebble Beach Sea View Holiday Park ,St. Johns Road, Whitstable, CT5 2RY



Well presented virtually new Willerby Cadence 40X20 ft 2 bedroom static home located on a very popular Holiday Park close to Chestfield, Tankerton , Whitstable.& Herne Bay Coastal walks and sea side close by. No forward chain, Gas central heating and Double glazing. Sleeps 6 . Any Purchasers are advised to make their own enquiries at the site office regarding the Park rules and regulations before arranging any viewings are booked. The current site fees are £8,995 per annum . PLEASE NOTE THAT THE PITCH FEES FOR 2024 HAVE BEEN PAID



£110,000 Leasehold





Lounge/Kitchen

22'2" x 19'4" (6.77m x 5.9m)

Feature room incorporating dining area. Fitted kitchen including microwave, hob and extractor unit. Stainless steel sink unit. Base units. Integrated freezer. Integrated washing machine. Integrated dishwasher. Air con unit. Television point. Power points. 2x Radiator. Fire surround with feature pebble fire. Built-in cupboard housing 'Vaillant' gas boiler. Double glazed patio door to decking.

Inner Hall

Bedroom

8'6" x 9'6" (2.61m x 2.9m)

Radiator. Power points. Walk-in wardrobe fitted out with hanging rails, storage boxes, drawers and light. TV terminal point. Dressing table and mirror with TV over. Pair of doors to

En-suite Shower/WC

Vanity wash basin. Low level WC suite. Heated towel rail. Mirror. Shower cubicle.

Back Bedroom

8'9" x 9'7" (2.67m x 2.93m)

Radiator. Power points. Television point. Walk-in wardrobe with hanging rails, shelving, storage boxes and drawer units.

Bathroom/WC

6'6" x 5'6" (2m x 1.70m)

Panelled bath with mixer taps and shower attachment. Vanity wash basin. Low level WC suite. Heated towel rail. Mirror.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(32-44) A</p> <p>(21-31) B</p> <p>(10-20) C</p> <p>(5-10) D</p> <p>(1-4) E</p> <p>(1-2) F</p> <p>(1-2) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	