



01947 601301



## 14 THE PINES, RUNSWICK

3 BED LODGE



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## PROPERTY FEATURES

- Luxury Lodge with Parking close to the Coast
- Open Plan Living with Outside Sundeck
- Fitted Kitchen with Island & Integrated Appliances
- Cosy Lounge with Sofas and Living Flame Stove
- 3 Double Bedrooms & 2 Bathrooms, including En-Suite
- LPG Central Heating & Double-Glazing Throughout
- Wraparound Sundeck & Parking for 3 Cars
- 99 Year Lease from 2020 & Site Fees of £3,400 per year
- 2025 Site Fees have been Paid in Full

Type: **LODGE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **1**

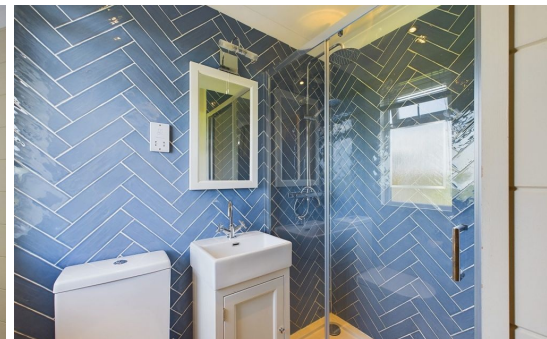
Parking: **ALLOCATED PARKING**

Outside Space: **TERRACE**

Tenure: **LEASEHOLD**

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14 THE PINES, RUNSWICK- 3 bed Lodge -£235,000

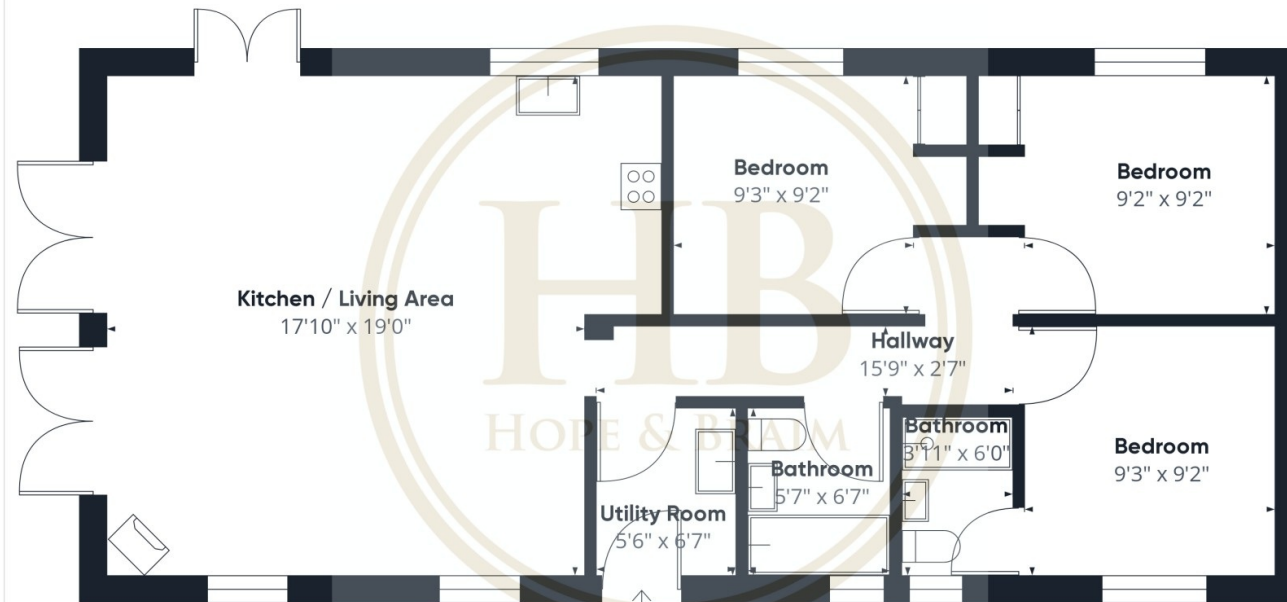




Hope & Braim are delighted to present 14 The Pines in Runswick to the market. A luxury holiday lodge with outside terraces and allocated parking within a private gated holiday park with the coast and moors on its doorstep. The lodge was built in 2020 and comes as a fully furnished holiday let with bookings, making it an attractive buy-to-let investment or holiday home in a prime coastal site. The accommodation comprises an open plan living space with a fully fitted kitchen with integrated appliances and island, a dining area with table and seating, and a cosy lounge area with sofas and a warming electric stove. Glazed doors lead out to the sun terrace linking the inside with outside which is a great appeal of these homes. To the rear of the lodge there is a separate utility room, three double bedrooms and two bathrooms, including an en-suite, both being tiled with modern white suites. Outside there is a wraparound sundeck, facing the sea at the front and views over farmland at the back, plus there is parking for three cars. The lodge has a ninety-nine lease from 2021 and there are sited fees of approximately £3,400 per year which funds the maintenance of the site and includes water. If you are looking for a holiday home or investment property this luxury lodge is worth considering.



14 THE PINES, RUNSWICK- 3 bed Lodge -£235,000



Approximate total area<sup>(1)</sup>  
824.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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