

## Eastfield Holiday Park, Chapel St Leonards

£14,000



- **Holiday Chalet**
- **2 Double Bedrooms**
- **Popular Holiday Park**
- **Very Short walk To Beach**
- **Kitchenette**
- **Lounge Area**

- **Enclosed Patio Area**
- **Secure Barrier Entrance To Site**
- **Sub-Lets Allowed**
- **Leasehold**



Oxford Family Estates is pleased to share a 2 double bedroom Chalet FULLY FURNISHED on the popular Eastfields Holiday park. Just a short couple of minutes walk to the North Sea observatory, Chapel St Leonards beach, pubs and a convenience store, it's well located to make the most of the summer months by the seaside. The chalet also benefits from an enclosed courtyard, lounge with kitchenette, bathroom and fibreglass roof. Ideal for an alternative to a caravan with sub-letting allowed.

**Lounge & Kitchenette** 4.43m max x 4.28m max (14'6" max x 14' max)

L-shape lounge, & Kitchenette, with large Upvc double glazed windows to the front elevation overlooking the enclosed patio area. Dimplex electric storage heater and electric fireplace and TV areal point. Kitchenette with cupboards and worktops fitted with stainless steel sink, Russell Hobbs Microwave, freestanding electric oven and under-counter fridge/freezer.

**Bedroom 1** 2.58m x 2.00m (8'5" x 6'6")

Bedroom with cupboard housing immersion and header tank. Wall mounted electric convection heater. Upvc double glazed window.

**Bedroom 2** 2.58m x 2.00m (8'5" x 6'6")

Upvc double glazed window.



**Bathroom** 2.19m x 1.40m (7'2" x 4'7")

Panelled bath with Tritton electric shower, pedestal sink and low level toilet. Wall mounted downward electric heater, two toiletries cupboards and high level obscure double glazed windows to the rear elevation.

**Outside**

With gated access to the park, the chalet sits very close to the car park with a pathway leading up to it. The chalet has a wooden gate into the slabbed courtyard area with a handy garden shed. Communal grass areas are managed by the park.

**Lease**

Oxford Family Estates understands the lease expires 30th April 2033.

This years charges are as below these will be updated in January with 2025 years costs.

Maintenance charge 12 months in arrears.  
01/01/2023 to 31/12/2023: £743.78 inc VAT.

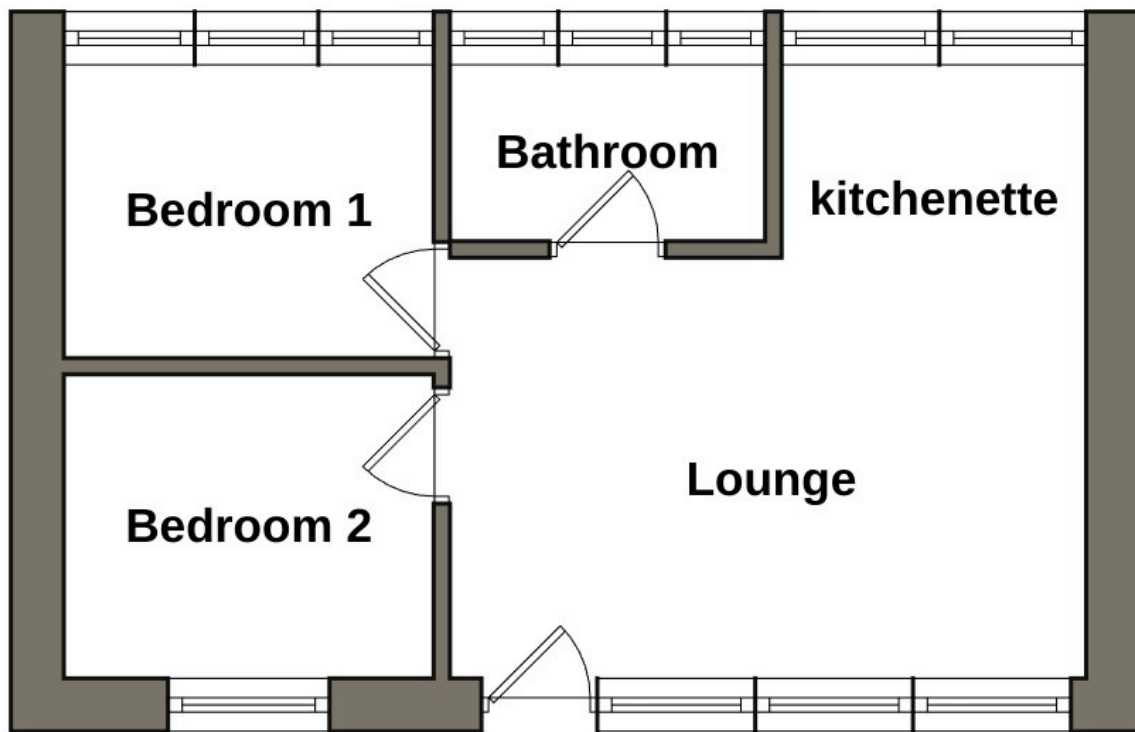
Annual ground rent paid annually in advance.  
01/04/2024 to 31/03/2025: £176.40 inc VAT

**Eastfields Site**

The site is open from 1st April to 31st October. Owners can access for up to 28 days during winter months.

The holiday chalet can be sub let.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.