



**Connells**

Lagoon Close Littlesea Holiday Park  
Lynch Lane Weymouth



### Property Description

Connells bring to the market this immaculately presented two bedroom caravan which measures (14ft x 43ft), situated within the popular Littlesea Holiday Park in Weymouth.

This modern property comprises a large open plan, kitchen/lounge/dining area with feature French doors, offering access onto a private balcony, suitable for sitting out in the sun and relaxing during the warmer months. The lounge area features a spacious seating area with television and wall mounted fire. The kitchen area offers a range of wall and base level units to include a gas oven with hob and extractor, built-in fridge, freezer, and microwave.

A hallway provides access to the two double bedrooms. The second bedroom boasts storage cupboards. The main bedroom benefits from a double bed with built in wardrobe and en-suite bathroom which offers a bath, low level WC and wash hand basin. The shower room features a shower cubicle, low-level WC, and wash hand basin.

Externally, there is off-road parking for two vehicles in the form of the driveway as well as a small lawn area. The balcony spans the front and side of the caravan, suitable for an outside seating area/ table and chairs.

Littlesea Holiday Park is a popular Haven site situated along the spectacular Chesil Beach, part of the Jurassic Coast. The Holiday Park offers many facilities including indoor and outdoor swimming pools, several restaurants and takeaways, mini market and an abundance of entertainment and activities for all.

### Entrance

Door leading into: -

### Open Plan Living

### Kitchen/ Lounge

20' 8" x 13' 6" (6.30m x 4.11m)

Outstanding triple aspect room comprising of; lounge area with double glazed french doors overlooking the private balcony, inset feature electric fireplace. Dining area with side aspect double glazed window. Kitchen area comprising of luxury eye and base level units, with worksurfaces over and fitted appliances including microwave, fridge freezer, 4 ring gas oven and grill, extractor and dishwasher and washing machine plus a breakfast area. Inset stainless steel sink unit and mixer tap with drainer. Spot lighting. Side aspect double glazed window. Wall mounted radiator.

### Inner Hall

Doors leading into: -

### Bedroom One

13' 5" x 8' 3" (4.09m x 2.51m)

Two side aspect double glazed windows. Spot lighting. Fitted above bed storage units. Wall mounted radiator. Door leading into: -

### Dressing Room

6' 6" x 5' 8" (1.98m x 1.73m)

Wall mounted radiator. Fitted wardrobes. Door leading into: -

### En Suite

Rear aspect double glazed window. Suite comprising panelled bath with shower attachment over, low level WC and wash hand basin with vanity unit. Wall mounted chrome heated towel rail. Extractor fan.

### Bedroom Two

7' 4" x 9' 2" (2.24m x 2.79m)

Side aspect double glazed window. Wall mounted radiator. Spot lighting. Fitted wardrobe and above bed storage units,

### Shower Room

Side aspect double glazed window. Suite comprising shower unit low level WC and wash hand basin with vanity unit. Wall mounted chrome heated towel rail. Extractor fan.

### Outside

### Enclosed Private Balcony

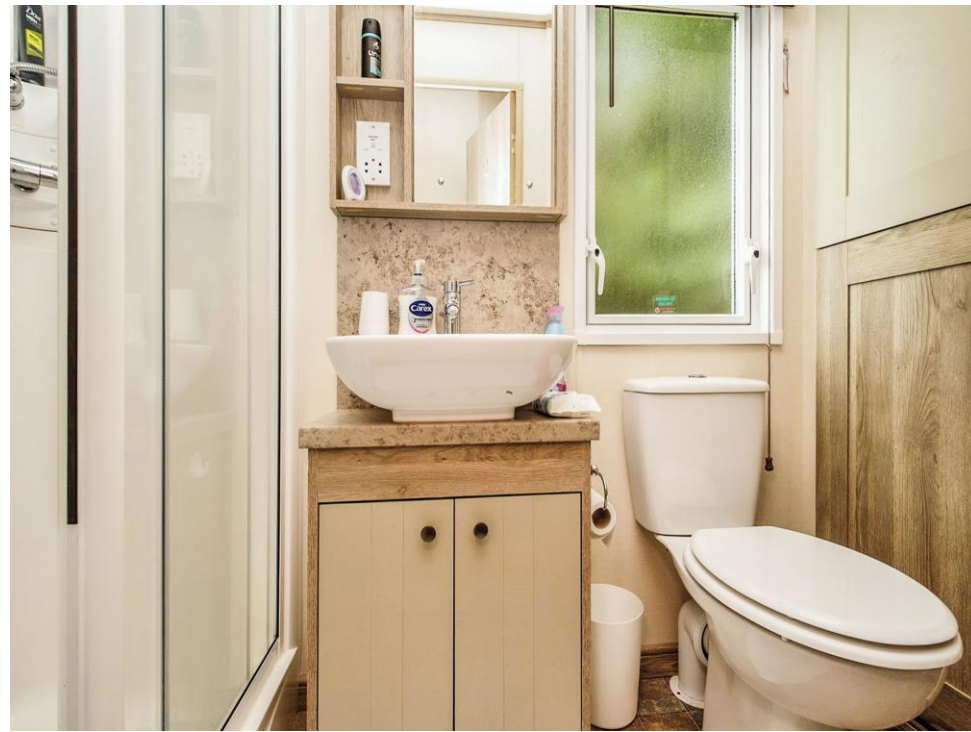
### Private Parking

Parking for two vehicles.

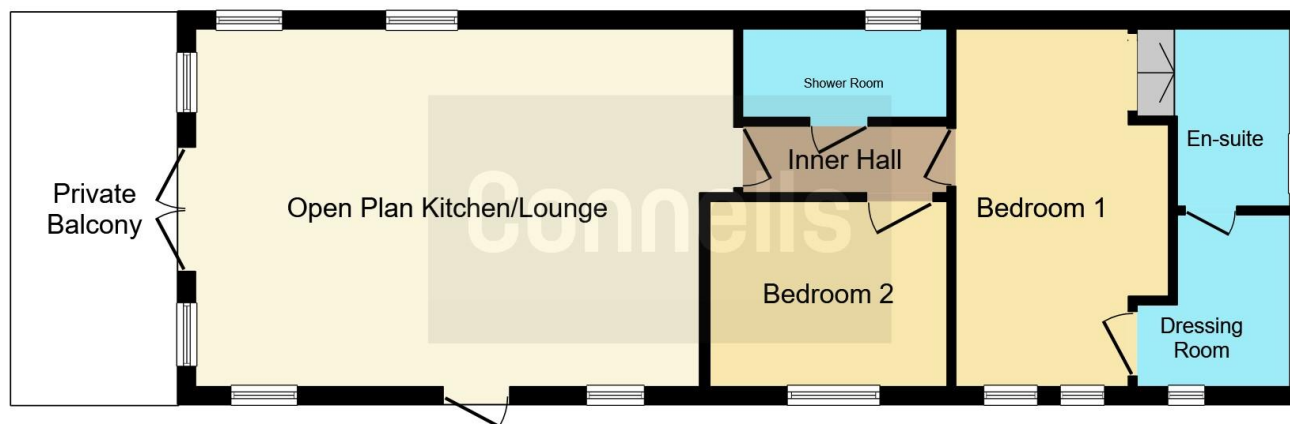
### Annual Charges

The vendor informs us; Annual Rates approximately £7,500 PA.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01305 770 333**  
**E weymouth@connells.co.uk**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/WEY307769](https://www.connells.co.uk/Property/WEY307769)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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