



Connells

West Acres, 38 Littlesea Lynch Lane
Weymouth



Property Description

Connells bring to the market this immaculately presented two bedroom caravan, 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, dishwasher and microwave.

A hallway provides access to the two double bedrooms. The main bedroom benefits from a double bed with built in wardrobe and en-suite bathroom which offers a shower unit, 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 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

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 eye and base level units, with worksurfaces over and fitted appliances including; microwave, fridge freezer, 4 ring gas oven and grill, extractor and dishwasher plus a breakfast area. Speakers for internal sound system. 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

Rear aspect double glazed window. Spot lighting. Fitted above bed storage units. Wall mounted radiator. Door leading into:-

En Suite

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

Bedroom Two

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 heated towel rail. Extractor fan.

Outside

Enclosed Private Balcony

Private Parking

Parking for two vehicles.

External Storage Unit

Annual Charges

The vendor informs us; Annual Rates approximately £8,830 PA, Alarm £85 PA, Drain Down Service £85 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

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/WEY307802

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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