









welcome to

Beaumont View Low Road, Harwich

Situated on Dovercourt Holiday Park is this 2021 model 2 bedroom lodge with site fees paid up until 2026. The property can be occupied 11 & 1/2 months of the year. The property benefits from en-suite and bathroom as well as decking area. Option to include furniture.













Open Plan Lounge/Kitchen Area

24' 7" max x 19' 4" (7.49m max x 5.89m)
UPVC double glazed window to front, UPVC double
glazed patio doors to front leading to decking, two
UPVC double glazed windows to side, UPVC double
glazed entrance door to side, matching wall and base
units with roll-edge work top and upstand,
integrated double oven, microwave, fridge/freezer,
hob, extractor hob, dishwasher and washer/dryer,
stainless steel sink with mixer taps and draining
board, island with breakfast bar, two radiators,
storage cupboard housing boiler, spotlights, feature
electric fireplace.

Internal Hallway

Radiator, spotlights, door into:-

Bedroom One

9' 6" x 9' 2" (2.90m x 2.79m) UPVC double glazed window to side, spotlights, eaves storage, radiator, walk in wardrobe.

En-Suite

Vanity sink, low level WC, shower cubicle, extractor fan, spotlights, obscure UPVC double glazed window to side, heated towel rail.

Bedroom Two

9' 6" \times 8' 8" ($2.90 m \times 2.64 m$) Walk in wardrobe, UPVC double glazed window to side, radiator.

Bathroom

Bath wirh mixer taps and shower attachment, vanity sink, low level WC, heated towel rail, extractor fan, spotlights.

Outside

There is decking to the front and side. There are two storage sheds, one of which has outside power connected.





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- 2 Bedroom Lodge (2021 Model)
- Bathroom & En-Suite
- Outside Decking Area
- 11 & 1/2 months a year occupancy
- Site Fees Paid until 2026

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: N/A Service Charge: 6175.00

Ground Rent: Ask Agent

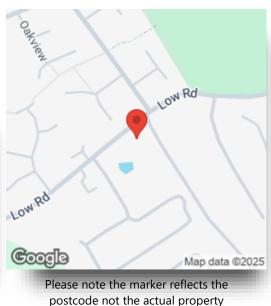
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000









view this property online williamhbrown.co.uk/Property/HAW110264



Property Ref: HAW110264 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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