

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a well presented two bedroom holiday chalet nicely situated on a well maintained and highly regarded holiday park on the Lizard Peninsula.





Franchis Holiday Park is situated in the heart of the Lizard Peninsula amidst extensive woodlands, grounds and rolling countryside, which are partly bordered by a stream. The park is well located for access to the coastal village of Mullion and a number of local beaches on the Peninsula.

Little Egret is a very pleasant two bedroom holiday chalet which offers open plan living and provides a seemingly perfect location in which to relax, unwind and escape from the pressures of modern life.

The accommodation comprises an open plan lounge/dining area, with an opening through to the kitchen area, two bedrooms and a shower room. Outside, to the front of the property, is an area of decking and an adjacent lawn, beyond which are lovely communal grounds and a parking area. The property benefits from double glazing.

Mullion itself is the largest village on The Lizard Peninsula which is home to Britains's most southerly point. It is officially designated as an area of outstanding natural beauty, from sheltered valleys to moorland with superb countryside and framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the newly refurbished Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course.

More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

UPVC part glazed entrance door to -

#### OPEN PLAN LOUNGE/DINING ROOM 3.81M X 3.58M (12'6" X 11'9")

With wood effect laminate flooring, a Heatstore electric radiator, spotlighting arrangement, electric fire with wood surround and a polished hearth, window to the front aspect, doors off to all internal rooms and an opening to -

#### KITCHEN AREA 2.08M X 1.78M (6'10" X 5'10")

With a fitted kitchen with working top surfaces incorporating a sink with a drainer with cupboards under and wall units over. Appliances include a fridge and gas cooker. Tiling to the floor, gas fired boiler, spotlight arrangement, partially tiled walls and a window to the rear aspect.

#### SHOWER ROOM 1.78M X 1.65M PLUS SHOWER RECESS (5'10" X 5'5" PLUS SHOWER RECESS )

With a white suite comprising a low level W.C., pedestal wash handbasin and a walk-in shower cubicle with a shower and tiled surround. There is a chrome towel rail, tiling to the floor, loft hatch to the roof space, shaving point and an obscure glazed window to the rear.

#### BEDROOM ONE 3.23M X 2.69M (10'7" X 8'10")

A double bedroom with an outlook over the decking area to the communal grounds beyond.

#### BEDROOM TWO 2.62M X 2.49M PLUS RECESS (8'7" X 8'2" PLUS RECESS )

With a storage cupboard with hanging rail and housing the electric consumer unit. There is a window to the rear aspect.

#### OUTSIDE

To the front of the property is an area of decking which looks out over the communal grounds. There is a lawned area and a communal parking area moments away.

#### AGENTS NOTE ONE

The property is leasehold with the remainder of a 999 year lease which commenced in 2010.

#### AGENTS NOTE TWO

The property cannot be used or let out on a commercial basis.

#### AGENTS NOTE THREE

The property can be used for holiday use only and has an eleven month occupancy restriction in that it cannot be used during the month of February.

#### AGENTS NOTE FOUR

For further information about Franchis Holiday Park, please visit the [www.franchis.co.uk](http://www.franchis.co.uk)

#### AGENTS NOTE FIVE

The ground rent payable for the period 1st February 2024 to 31 January 2025 is 2024 is £2322. This payment also includes water and buildings insurance.

#### SERVICES

Mains electricity, private water and drainage. LPG gas.

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### DIRECTIONS

From Helston, take the A3083 towards the Lizard Peninsula. Carry on along this road towards The Lizard, passing through Cury Cross Lanes. Just after the sharp bends continue uphill and the Franchis Holiday Park will be signposted on the left hand side. Drive into the site and follow the road to the right hand side of the main building ahead of you. Continue through the security gate (key coded) and proceed straight on past the lodges beyond which the road continues to a parking area and Little Egret can be found on the left hand side.

#### VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

22nd April, 2024.

# LITTLE EGRET FRANCHIS HOLIDAY PARK, CURY CROSS LANES, TR12 7AZ PRICE GUIDE £87,500

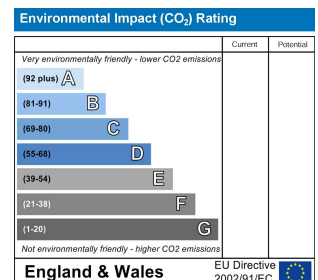
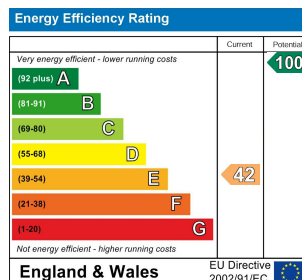
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