



6 RED SHANKS. DUVER ROAD
SALTERNS HOLIDAY VILLAGE, PO34 5AQ

£150,000

SET MOMENTS FROM THE BEACH. This beautifully presented 2 bedroom Holiday Bungalow is ready to go. Set on the picturesque 'Salterns' this freehold home offers a perfect getaway location. Private parking. LARGE DECKED AREAS. Holiday use only. Chain Free. Season 1/3 - 31/10

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- 2 Bedroom holiday bungalow
- Short walk to beach
- Picturesque location
- Beautifully presented



The accommodation with approximate measurements co

Large decked area to:

Open plan Lounge/Kitchen/Diner 14'2" x18'1"

Lounge / Diner

Large sliding patio doors and windows to front decking. Electric wall heater.

Kitchen

Double glazed window and door to rear decking. Range of wall and floor units with tiled splash back. Electric oven with electric hob over. Stainless steel sink and drainer.

Bedroom 6'10" x 9'10"

Double glazed window to front. Electric wall heater.

Bedroom 6'11" x 9'4"

Double glazed window to rear. Electric wall heater. Storage cupboard housing water tank.

Shower Room

Double glazed window to rear. Basin. W.C. Shower.

Rear

Large decked area overlooking the open plan garden area.

PARKING SPACE

Please note. This property is for holiday use only and cannot be your main residence. Restricted occupancy 1st March - 31 October.

Freehold property.

Currently paying business rates and not council tax
Ground maintenance of approx. £661 per annum
Site owner provides water and electric. Private drainage.

The property is being sold as seen with the majority of furniture etc.

Holiday lettings permitted

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements