



Lodge 26, Old Coastguard Holiday Park, Burton Bradstock

An immaculate three bedroom holiday lodge with uninterrupted sea and coastal views in the popular Old Coastguard Holiday Park.

Guide Price
£255,000
Leasehold

**Symonds
& Sampson**
ESTABLISHED 1858

**Lodge 26, Old Coastguard Holiday
Park, Coast Road,
Burton Bradstock, Bridport,
DT6 4RL**

- Immaculate three bedroom holiday lodge
 - Uninterrupted sea views
 - Beautifully presented throughout
 - Peaceful location

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

An immaculate 42ft x 20ft Tingdene Havana three bedroom lodge, situated in a premier spot at the Old Coastguard Holiday Park, with uninterrupted views over the sea and towards the coast. The lodge has an open plan living/kitchen/dining room to the front, with large windows and double doors onto the terrace, taking in the fantastic views. The contemporary kitchen is equipped with a range of wall and base units with an integrated fridge/freezer, dishwasher, washing machine, electric oven, microwave, wine/drinks fridge and an island with a gas hob.

There are two double bedrooms and one single, with all the bedrooms benefitting from integrated wardrobes. The principal bedroom also having a large ensuite shower room. The family bathroom finishes off the internal accommodation.

Outside

The lodge benefits from parking for two cars, with a terrace overlooking the stunning views.

Services

Water and drainage included in the site fees. Electricity is metered. Gas is piped from storage tanks in the site. Broadband speed: Standard broadband is available. Mobile phone coverage: Network coverage is good both indoors and out.

Tenure

35 year lease, expiring 1st June 2056. For holiday use only. Letting is not permissible. The lodge is for personal use, and for family and friends.

Charges for the 2024/25 Season

The season runs from 1st March, to the 15th January. The season rent is £5,790.00. From 16th January to 28th February there is a charge of £15.00. All these charges are inclusive of VAT, rates, sewage, and rubbish collection. Gas, water and electricity are individually metered to each lodge.

Situation

The lodge is situated in the family run site, the Old Coastguard Holiday Park, who value peace and tranquillity in the beautiful setting on the Jurassic Coast. The lodge is close to the footpath, providing easy access into Burton Bradstock and towards West Bexington. The village of Burton Bradstock is just a walk to the beach and has a number of well-regarded restaurants and pubs. As one of the most sought after coastal villages along the iconic stretch of the Jurassic Coast, the village has a primary school, church, shops, post office, several restaurants, pubs and cafés, library, children's park and a late-night garage/shop. The village of Burton Bradstock is considered to be one of the most attractive villages in West Dorset, and consists largely of period stone and thatched cottages. Nearby Bridport boasts a twice weekly market and offers an excellent selection of independent local shops and supermarkets. There are very good primary schools and a secondary school. Further amenities are available at Dorchester. Transport links are good with the M5 motorway connection

at Taunton, regional airports at Exeter or Bournemouth and rail connections at Dorchester or Crewkerne on the Waterloo line.

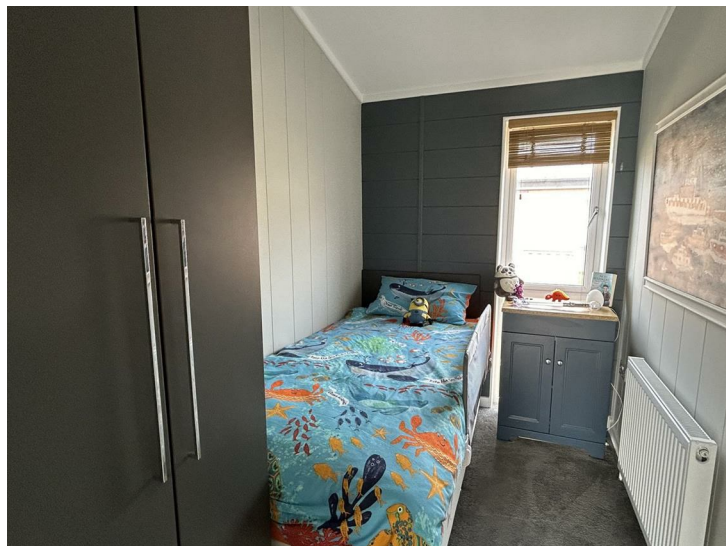
Accommodation

Open plan kitchen/living/dining room: 5.81m x 5.47m

Bedroom 1: 3.21m x 2.82m

Bedroom 2: 3.49m x 2.65m

Bedroom 3: 2.64m x 1.68m



Directions

Drive through the coastal village of Burton Bradstock, heading towards Swyre and West Bexington. After leaving Burton Bradstock, the entrance to the holiday park will be shortly after on the right hand side. Take the turning, and follow the road around to the left, driving through the park. Follow this road round to the front of the park, and the lodge will be found on the left hand side. What3Words///refer.positives.talkative.

Bridport/IRU/150424



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