

**RUSH  
WITT &  
WILSON**



**19 Sovereign View Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QR  
£112,500**

A rare opportunity to acquire this two bedroom, SHARE OF FREEHOLD static caravan in this highly sought after private holiday park, ideally located on the outskirts of Bexhill within easy reach of Little Common Village. The site can be occupied from March to January (inclusive) and has very low outgoings with site fees of only £500per annum. The site is accessed via a secure gated driveway and offers stunning views across Normans Bay to the sea with access to beautiful walking paths across the countryside leading town to the beach. This caravan offers spacious accommodation throughout and comprises, fitted kitchen, lounge, two bedrooms, bathroom and WC. Externally, the property boasts lawned gardens with patio areas. The site further benefits from a site office, large field, 'French Boules' pitch, and beautifully maintained grounds. A full 'Members Handbook' is available on request that provides further details information. Viewing comes highly recommended by Rush Witt & Wilson Bexhill on 01424 225588.



**Open Plan Kitchen/Living**

11'9" x 11'8" (3.59 x 3.56)

**Living Area**

11'9" x 11'8" (3.59 x 3.56)

Dual aspect with windows to the side and front elevations with far reaching views towards the sea, feature fire with mantle.

**Kitchen Area**

11'10" x 7'6" (3.61m x 2.30m )

The kitchen comprises matching wall and base level units with laminate wood effect worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven with four ring gas hob, built in fridge and freezer, integrated microwave, double radiator, feature fire with mantle.

**Bedroom One**

10'7" x 10'2" (3.25 x 3.10)

Double glazed window to the rear aspect overlooking woodland, bedroom furniture comprising overhead cupboards, built in wardrobe cupboards, double radiator.

**Bedroom Two**

8'7" x 5'7" (2.63 x 1.71)

Double glazed windows to the side elevation, built in bedroom furniture comprising with wardrobes and cupboard space, radiator.

**Shower Room**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, shower cubicle with wall mounted shower attachment and showerhead, extractor fan, window to the side elevation.

**WC**

WC with low level flush, pedestal mounted wash hand basin with mixer tap, obscured glass window to the rear elevation.

**Outside**

Private wrap around plot area mainly laid to lawn with patio area suitable for alfresco dining , garden store, tree line vista.

**Lease And Site Fees**

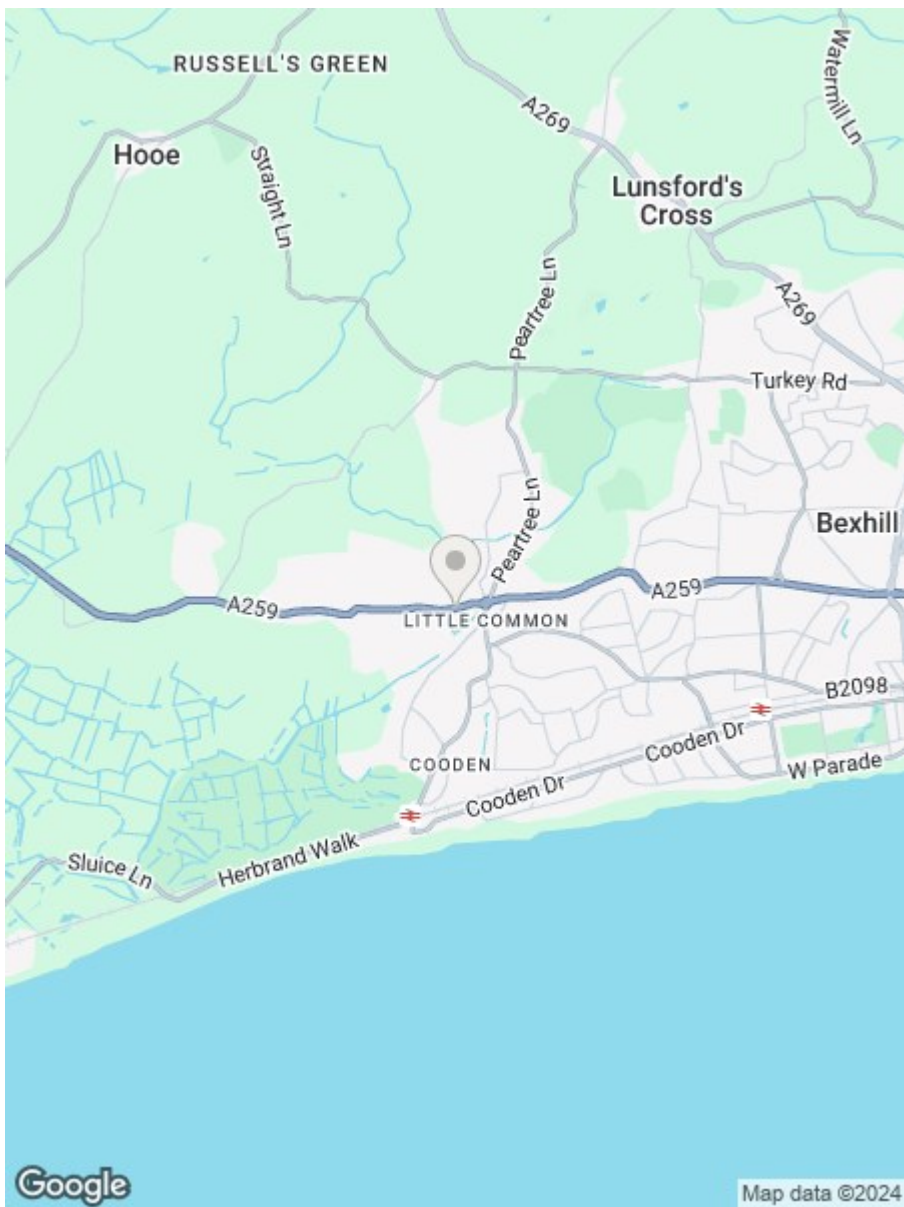
Share Of Freehold. £500 per annum site fees.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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