



Lavernock Point Fort

£70,000

- Uninterrupted Sea Views
- Immaculately presented
- Two bedrooms
- Open Plan Living room & kitchen
- Refurbished to a high spec'
- Sold furnished if required.
- EPC Rating: Exempt



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About the property

A rarely available property located on the coastline edge of the site with direct coastal views to the front. We recommend you book your viewing early to see this wonderfully presented chalet. The current owners have renovated with new kitchen and bathroom and an upgrade to the frontage of the building. It is ready to move into and can be supplied completely furnished as is. The chalet comprises of 2 bedrooms, an open plan living/ kitchen and bathroom. To the outside, there is a patio area where you can sit and take in the stunning sea views and is perfect for dining al fresco in the summer months. The Marconi Holiday village is conveniently located being 2 miles from Penarth town centre and within walking distance to Cosmeston Country Park. On the village you will find beautiful self catering chalets. There is also an outdoor swimming pool and club house which are open in the high season.



Accommodation

Living Room

15' 8" x 10' 3" (4.78m x 3.12m)

A lovely, bright room with a picture window overlooking the coast. Some amazing views up and down the channel. The room is well presented and can come furnished as is. There are doors leading off to the bedrooms and shower room and an open plan walk through to the kitchen.

Kitchen

8' 10" x 7' 10" (2.69m x 2.39m)

A well equipped kitchen with a modern fitted under counter cooker, ceramic hob with filter hood over, inset washing machine, fridge/freezer and an under counter hot water boiler. The kitchen is stylishly finished with a very modern range of eye and base level units including a handy bottle rack and is immaculately presented.

Bedroom 1

10' 6" x 7' 10" (3.20m x 2.39m)

A good size room for a double bed with a window to the rear and an overhead fan with lighting as well as a wall mounted electric heater.

Bedroom 2

7' 10" x 6' 5" (2.39m x 1.96m)

A single bedroom with a window to the front and a wall mounted electric heater.

Shower Room

A fully tiled shower room with replacement suite including a vanity wash hand basin and wc, then a walk in shower cubicle with fixed screens. Window to rear and towel radiator.

Outside

The chalet is situated in an enviable position with direct views over the coastline via the patio space which also benefits from fitted outdoor heaters. These chalets are rarely available so hurry to book your viewing now. Call us on 02920 703799.

Lease

This property currently has 47 years left to run of a 65 year lease.

Costs for owning a chalet for 2024-2025;

£1324.42 Site maintenance.

£50. Ground rent.

02920 703799

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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