

for sale

£25,000



Alberta Holiday Park Faversham Road Seasalter CT5 4BJ

OFFERED WITH NO ONWARD CHAIN and positioned on a popular holiday park near Whitstable beach, this three bedroom unit has been well maintained and offers flexible accommodation. It enjoys a bright lounge, kitchen dining room, shower room and decking area. AN IDEAL INVESTMENT AND FOR FAMILY HOLIDAYS.



Offered to the market chain free, this is a well maintained, three-bedroom holiday home set on a popular holiday site in Whitstable.

All owners on the site enjoy full use of the amenities including a swimming pool, clubhouse with restaurants and seating areas, play areas for children and laundry room. Within moments' walk in the immediate vicinity are a selection of local stores, newsagents and Whitstable sea front with beach front walks.

The unit opens into the kitchen dining room with modern fitted kitchen and plenty of space for table and chairs. There is a separate living room with large bay window, fitted storage areas, TV complete with sky package and Wi-Fi as part of the park payments.

There are three bedrooms, one of which can be flexible as a utility room with washing machine.



ACCOMMODATION

Lounge

13' 9" Max x 12' 3" Max (4.19m Max x 3.73m Max)

Bay window, four windows around the lounge area, carpet, electric fire place, sky package and Wi-Fi as part of park costs.

Kitchen Dining Room

12' 3" Max x 10' 3" Max (3.73m Max x 3.12m Max)

Entrance door, windows to each side, fitted kitchen with matching wall and base units. Work surface over, one and half sink and drainer, gas hob, electric oven, extractor fan, integral fridge freezer.

Bedroom One

8' 8" x 6' 8" (2.64m x 2.03m)

Window, carpet, radiator, built in wardrobe space

Bedroom Two

7' 2" x 5' 5" (2.18m x 1.65m)

Window, carpet, radiator, built in wardrobe storage

Bedroom Three / Utility Room

8' 1" x 5' 8" (2.46m x 1.73m)

Window, carpet, radiator, storage. Washing machine.

Shower Room

Shower cubicle, WC, wash hand basin, window

Cloakroom

WC, wash hand basin, window

Disclaimer

This is a holiday home based within a non-residential park with a license of 10 1/2 months. This cannot be your main residential address.

Agent's Note

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, including paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01795 533544
E faversham@connells.co.uk

7 Market Place
 FAVERSHAM ME13 7AG

Property Ref: FAV103047 - 0002

Tenure: EPC Rating: Exempt

Council Tax Band: n/a

view this property online connells.co.uk/Property/FAV103047

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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