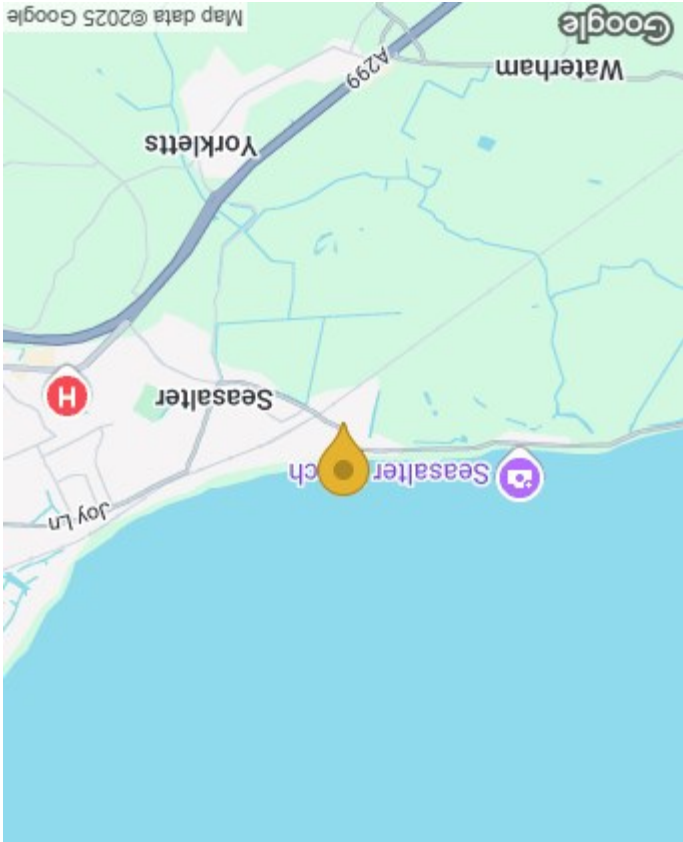




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21 Beatrice Avenue, Faversham Road
Alberta Holiday Park, Seasalter, CT5 4BJ



Working for you and with you

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Uninterrupted 180 degree countryside views over the Seasalter Levels where a variety of birds and wildlife can be seen across the changing seasons.

Offering open plan, sociable living, together with immaculate presentation throughout, this Willerby Everleigh can sleep 4-6 and is an ideal home from home, coastal retreat or Air BnB opportunity.

The smartly fitted kitchen comes complete with integrated appliances and a breakfast bar with useful additional storage cupboards.

The open plan lounge, kitchen and dining area have vaulted ceilings, full height windows and patio doors which ensure a light and bright living space, a perfect setting for rest and relaxation with family and friends or unwinding after a day of adventure.

There are two double bedrooms, the principal bedroom has a walk in wardrobe, fitted furniture and access to an en-suite shower room, the second double also has a super walk-in wardrobe with a contemporary bathroom completing the interior.

The 10' deep composite deck is enclosed with picket balustrade and glass screen to enhance the view provides a great entertaining and dining area or an opportunity to bask in the sunshine away from the hustle and bustle.

This lodge is for sale with the benefit of all the internal furniture and fixture and fittings included in the sale.

The holiday park offers an array of facilities including outside swimming pool, attractive to all.

£150,000



Open Plan Lounge/Kitchen/Diner

24'9 x 19'4 (7.54m x 5.89m)
Four Upvc double glazed windows to the side, Upvc double glazed door to the side and Upvc double glazed sliding doors to the decked seating area.

Kitchen: Matching range of wall, base and drawer units. Laminate worktop and upstand with inset stainless steel sink unit and mixer tap. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Gas hob with glass splash back and extractor hood above. Breakfast bar with feature pendant lighting above. Power points. Vinyl flooring.

Lounge/Diner: Feature electric fire. Two radiators. Thermostat controls for central heating. Integrated ceiling speakers for surround sound. Spot lights. Doors to large storage cupboard housing combination boiler.

Bathroom

6'9 x 5'9 (2.06m x 1.75m)
Upvc double glazed frosted window to the side. Suite comprising bath with glass screen, hand held shower attachment and mermaid panel surround, vanity unit with inset wash hand basin and cupboards below and close coupled WC. Integrated shelving and mirror. Chrome heated towel rail. Extractor fan. Spot lights. Vinyl flooring.

Bedroom 1

9'2 x 9'1 (2.79m x 2.77m)
Upvc double glazed window to the side. Built-in dressing table and matching side tables. Power points.

En-Suite Shower Room

5'6 x 4'11 (1.68m x 1.50m)
Upvc double glazed frosted window to the side. Suite comprising corner shower enclosure, mains operated shower and hand held shower attachment, pedestal wash hand basin and close coupled WC. Chrome heated towel rail. Extractor fan. Spot lights. Vinyl flooring.

Walk in Wardrobe

5'6 x 4'6 (1.68m x 1.37m)
Ample shelving, drawers and hanging rail. Light.

Bedroom 2

9'6 x 8'10 (2.90m x 2.69m)
Upvc double glazed window to the side. Radiator. Dressing table and mirror. Spotlights. Power points.

Walk in Wardrobe

6'9 x 3'11 (2.06m x 1.19m)
Ample shelving, drawers and hanging rail. Light.



Parking

Parking bays are located close to the home, there is a bay adjacent to the home that the current owners have permission to use.

Tenure

The lodge is freehold however a pitch fee is paid to the site owners.

Pitch Fee

2024 : £8,075 per annum (we understand the pitch fee is reviewed in October each year).

Holiday Park Amenities

Selection of entertainment options; regular owners' events, outdoor pool, family bar, restaurant and adventure playground to name but a few.

Holiday Park Opening

Alberta Park is open 10.5 months of the year from the 1st March through to the 15th January.

Agent's Note

The property is for sale with internal furniture, fixtures and fittings - please note personal items and external furniture are not included in the sale.

Location & Amenities

Alberta Holiday Park is located within minutes of the beach, ideal for a leisurely stroll along the coastline into vibrant Whitstable, a flourishing and fashionable seaside town, with trendy boutiques, coffee shops, pubs and restaurants. If you prefer something a little quieter, the Park backs on to the nature reserve where you can enjoy a peaceful walk away from the hustle and bustle.

There is a convenience store and pharmacy in nearby in Faversham Road and bus services to Whitstable, Herne Bay and Faversham are also available in Faversham Road. Estuary View Medical Centre/Minor Injury Unit and Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home) approximately 1.7 miles

Tesco Superstore is 3.1 miles. The market town of Faversham is a short drive or bus ride away.

The A299 provides easy access to the A2/M2

