



Praa Sands

£185,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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Praa Sands
TR20 9SH

£185,000

KEY FEATURES

- LEASEHOLD
- PARK LODGE
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- STUNNING SEA VIEWS
- EPC - EXEMPT
- 2 PARKING SPACES
- USE OF PARK FACILITIES
- IMMACULATELY PRESENTED

DIRECTIONS

From Penzance head in an easterly direction on the A30 and take the A394 toward Helston. Continue through the village of Rosudgeon towards Germe. At the crossroads turn right onto Pengersick Lane. Continue in this road until you reach Praa Sands Holiday Village on the right.



If your idea of an idyllic holiday is being next to a mile long stretch of sandy beach, famous for both its surfing and breathtaking sunsets then this could be the perfect opportunity for you. An immaculate Park Lodge nestled away in Praa Sands Holiday Complex with facilities including a club house, leisure suite, swimming pool and golf course.

The lodge offers 2 double bedrooms, the master with an en-suite and both with a walk in wardrobe. The bathroom has both a bath and a shower over. The open plan living area comprises of a kitchen, lounge and a dining area. From here you step out onto a large decked area with a stream to one side and a view of the sea (which can also be seen from the drive and the second bedroom). In addition there is a lawn at both the front and rear, a further patio area and parking for 2 vehicles.

The park is maintained to a high standard and is open for 12 months of the year. The Lodge can not be used as your main residence as a holiday restriction applies.

SERVICES: Electric, Water and Drainage. **HEATING:** LPG Gas Central Heating **TENURE:** Leasehold which expires in 2039. **GROUND RENT:** is £6505 per annum and includes the grounds maintenance, Wi-Fi and Council Tax. 15% + VAT is payable back to the park on any sale of a park home. The Lodge size is 40 x 20 foot.

Praa Sands is within an area of outstanding natural beauty favoured by holiday visitors and locals alike. Situated between the two market towns of Helston and Penzance, both of which offer fantastic amenities. From Penzance the bus and train station provide access to the rest of the Country.

