

**Promenade Way
Brightlingsea Leisure Village
CO7 0LW
£40,000**





- TWO BEDROOM LODGE
- 36FT X 12FT
- OPEN PLAN LOUNGE/KITCHEN
- LOG BURNER
- TWO BEDROOMS

- SHOWER ROOM
- DECKING FACING OPEN GREENSWARD
- WONDERFULLY LOCATED PITCH
- PARKING
- MINUTES TO BEACH FRONT AND SHOPS

RUSTIC CHARM - BRILLIANTLY LOCATED LODGE WITH OPEN PLAN LIVING SPACE TWO BEDROOM
STATIC HOLIDAY HOME IN A PRIME SPOT ON BRIGHTLINGSEA LEISURE VILLAGE 36' x 12'

Enjoy relaxing breaks away from home and soak up the sea air! A well located Lodge opposite the
boating lake and just a minutes walk away from the beach and town centre.

Everything you will need from a home from home holiday stay is here, two double bedrooms, open
plan 17'4 x 12' kitchen/diner/lounge with log burner and French doors leading to decking area,
shower room and mains gas.

Outside there is a wrap around raised decking area and parking space.

Lease in place until 2034

**** FANTASTIC VALUE - AVAILABLE TO VIEW ****

For further lease/site information please contact the branch directly.



The accommodation with approximate room sizes are as follows:

PARK OPENING TIMES

Open: 1st March - 30th November.

Dec/Jan/Feb: Noon Friday - Noon Monday.

Period of 10 consecutive days which shall include Christmas Day and New Years Day.

The above is subject to site changes and to be confirmed at time of purchase.

AGENT'S NOTES

The Vendor has informed us that the site fees are paid until End of October 2025.

Site Fees £1,300 per quarter - Water included

Electric Bill from site and divided between units.



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied