



**Oakdene Forest Park, St Leonards**

**£60,000**

  
**MARTIN&CO**

# Oakdene Forest Park, St Leonards

## Park home

### 2 Bedrooms, 2 Bathroom

- Regal Symphony Lodge 40ft x 14ft Mobile Home
- 13 -14 Years Remaining On The Licence
- En Suite To Master
- Open Plan Kitchen/Living Room
- Sleeps 4
- Sunny Decking
- Indoor & Outdoor Swimming Pool
- Central Heating & Double Glazed
- Great Size Plot
- Modern Fitted Kitchen

Martin & Co are proud to present this 41ft x 14ft Regal Symphony holiday home situated on a great size plot in Oakdene Forest Park. The unit benefits from two bedrooms with en suite to master, a fully fitted kitchen with breakfast bar and an enclosed balcony. Oakdene is located within easy reach of many amazing attractions.



The holiday home is The Symphony Lodge by Regal 41ft x 14ft, which benefits from 2 bedrooms, the master has an en suite shower, toilet & sink and both rooms have storage cupboards, The family shower room has a double shower with sink and toilet. A lovely double aspect living space with a lounge, dining area and fully fitted luxury kitchen. The park home has its own private decked area and sits a an excellent pitch. There is allocated parking for 2 cars and storage boxes.

The holiday home comes with a 13 to 14 year licence  
 Site fees are £6719.92 per year for 2023/24  
 Insurance is approx £250 PA  
 Rates are approx. £686.89 PA  
 Gas & Electric is metered with a £5.10 per month standing charge for gas

The site shuts from 2nd Jan to 31st Jan every year

Full access to Oakdene leisure facilities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.