



Connells

Ocean View, Littlesea Holiday Park Lynch Lane
Weymouth

Ocean View, Littlesea Holiday Park Lynch Lane Weymouth DT4 9DT

for sale
£23,000



Property Description

Connells bring to the market this immaculately presented two bedroom caravan, situated within the popular location of Ocean View, Littlesea Holiday Park in Weymouth.

This charming property comprises a large open plan, kitchen/lounge/dining area with a feature door offering access onto a private balcony, suitable for sitting out in the sun and relaxing during the warmer months. The lounge area features a spacious seating area with television and wall mounted fire. The kitchen area offers a range of wall and base level units to include a gas oven with hob and extractor, built-in fridge/freezer & dishwasher.

A hallway provides access to the two bedrooms. The main bedroom benefits from a double bed with walk in wardrobes and en-suite bathroom which offers a shower unit, low level WC & wash hand basin. The family bathroom features an additional shower, low-level WC, and wash hand basin.

The balcony spans the front of the caravan, suitable for an outside seating area/ table and chairs & boasts direct sea views. There is an additional side veranda to enjoy the sea views.

Littlesea Holiday Park is a popular Haven site situated along the spectacular Chesil Beach, part of the Jurassic Coast. The Holiday Park offers many facilities including indoor and outdoor swimming pools, several restaurants and takeaways, mini market and an abundance of entertainment and activities for all.

Entrance

Low steps leading to side decking single glazed front door. Single door leading to.

Open Plan

21' 2" x 11' 10" (6.45m x 3.61m)

Living Room

Outstanding triple aspect room comprising of lounge area with feature patio doors enjoying direct sea views. Inset feature electric fireplace. Carpeted. Brushed chrome power points. Television point with 50 " Tv. Two wall mounted radiators.

Kitchen

Kitchen area comprising of eye and base level units, with worksurfaces over and fitted appliances. Four ring gas oven and grill. Inset stainless steel sink unit and mixer tap with drainer. Spot lighting. Side aspect double glazed window.



Hall

Door leading into: -

Bedroom One

11' 10" x 8' 2" (3.61m x 2.49m)

Side aspect double glazed window. Spot lighting. Walk in wardrobe. Free standing drawer unit. Brushed chrome power points. Television point with wall mounted TV/DVD player. Wall mounted radiator. Door leading into

En Suite

Side aspect double glazed window. Suite comprising shower, low level WC & wash hand basin. Wall mounted radiator. Extractor fan.

Bedroom Two

8' 4" x 5' 5" (2.54m x 1.65m)

Side aspect double glazed window. Spot lighting. Wall mounted radiator. Brushed chrome power points. Fitted wardrobe & storage units.

Family Bathroom

Side aspect double glazed window. Suite comprising shower unit low level WC and wash hand basin with vanity unit. Wall mounted chrome heated towel rail. Extractor fan. Gas boiler cupboard.

Outside

Expansive raised veranda providing plenty of space for entertaining and enjoying the stunning environment. There is an outside tap.

Allocated Parking

Adjacent to the property.

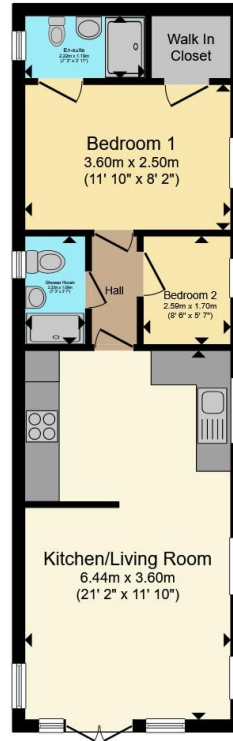
Site Fees

The vendor informs us that the site fees are £11,000 PA, which includes electric & gas use. Building insurance is £300 PA.









Total floor area 44.0 m² (474 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating:
 Exempt

Tenure:

view this property online connells.co.uk/Property/WEY309848

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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