



- BRAND NEW PARK HOME
- CONSTRUCTED 2025
- CASH PURCHASE ONLY
- 11 MONTHS OCCUPATION

## Lee Valley Campsite, Sewardstone Road, London, E4 7RA

BRAND NEW HOLIDAY HOME on an established site with 11 months of the year occupation. Finished to the highest specification throughout. Generous 45' x 13' Lee Lodge home being offered fully furnished. 11 months of the year occupation only. CASH PURCHASE ONLY

**PRICE £125,000** (License assigned by Lee Valley Regional Park Authority)



## Property Description

BRAND NEW Lee Lodge park home measuring a generous 45' x 13' sited on the established Lee Valley Sewardstone holiday park development for occupation 11 months of the year.

The home is being offered fully furnished with a luxury package and is finished to the highest specification throughout and is ready for immediate occupation.

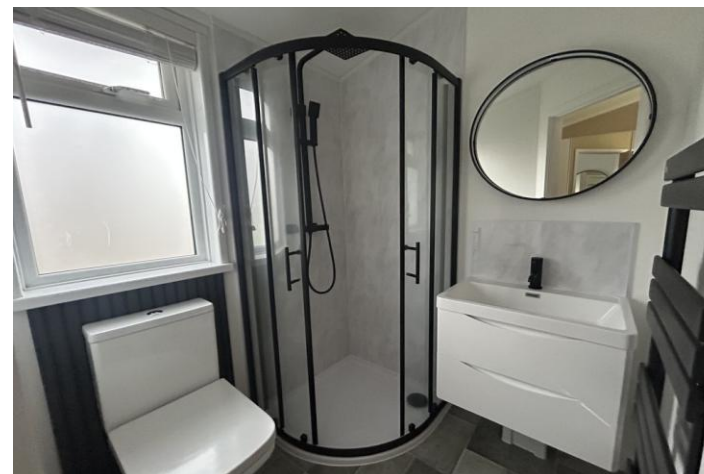
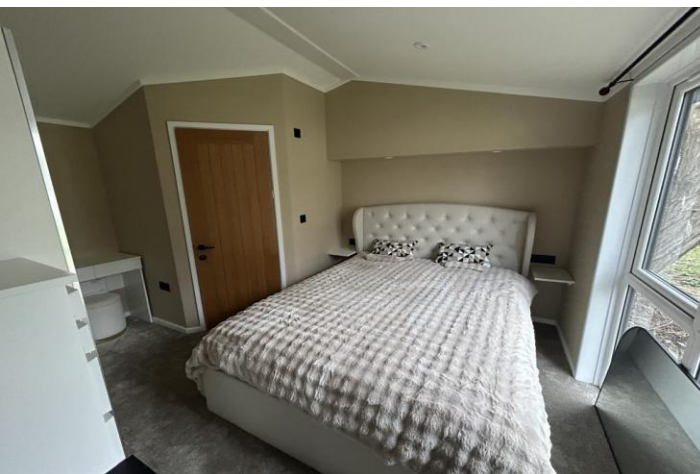
There is a large lounge area which extends onto the open plan kitchen/diner. The lounge has double doors onto the front exterior and personal deck space. There is an attractive fireplace feature and air conditioning to accommodate both summer and winter living climates.

The lounge extends onto the kitchen/breakfast area where there are ample windows allowing for plenty of natural light. The kitchen is stunning presented in a white High Gloss matt finish and offers fully integrated appliances including dishwasher, washing machine, eye level microwave and oven with electric hob.

The rear of the unit provides two bedrooms and two bathrooms. The master suite houses a double bed, fitted wardrobes and a dressing table area. To support the master bedroom is a luxury en-suite shower room with shower, wash hand basin and low level WC.

The second bedroom measures 9'4 x 7 Ft and houses a single bed and a fitted wardrobe. This is supported by the main shower room which offers a double walk in shower, wash hand basin and low flush WC.

The unit is built to a fully residential specification with full





double glazing, LPG gas central heating and mains plumbing.

Lee Valley Campsite, Sewardstone is a picturesque well regarded development with a woodland feel on the Sewardstone/Chingford borders.

The units are well spaced and the on-site facilities include a convenience and camping store. At the front of the site is the bus stop for the 215 bus which offers a direct and regular service Walthamstow Central BR station giving links to London Liverpool street and Victoria Line underground service.



Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you cannot live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.

Personal deckspace..

Free resident parking in nearby car park  
Communal lawned grounds surround the unit



**HALL**

11' 3" x 3' 3" (3.43m x 0.99m)

**LOUNGE/KITCHEN**

18' 8" x 12' 11" (5.69m x 3.94m)

**BEDROOM ONE**

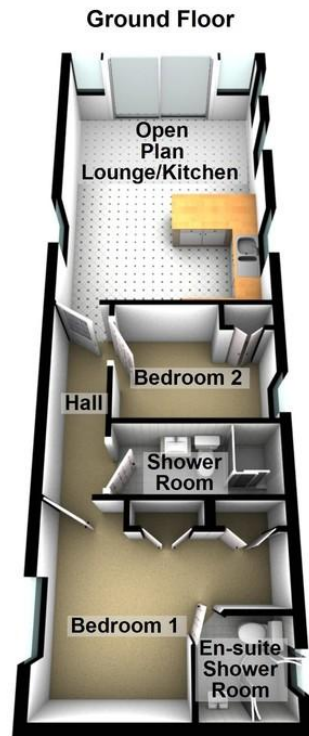
10' 6" x 12' 11 Max" (3.2m x 3.94m)

**EN SUITE SHOWER**

5' 1" x 5' 1" (1.55m x 1.55m)

**BEDROOM TWO**

9' 4" x 7' 00" (2.84m x 2.13m)



#### TENURE AND CHARGES

TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Site fees for this home are £4145 including deck space charges which includes water supply and waste water. TV Licence and basic internet services. THIS IS TO BE CONFIRMED

Electric is supplied by the site but billed to each unit individually

Gas LPG Gas bottle supply

We understand that this unit maybe relocated to a Premium Plot with a parking space. THIS IS TO BE CONFIRMED.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements