



Connells

Home Park Kitewell Lane
Lydd Romney Marsh



Property Description

This lodge is for sale on a park home site in Lydd which has a full-year licence to open for 365 days, and comes with a legal postal address and telephone/Internet lines. As a further benefit the park owner has no age policy for the caravans so long as they are kept in good order. The site is very peaceful with just 12 plots, and doesn't allow residents under 45 years old although younger visitors are allowed. The lodge comes with its own fenced-in garden area with a large brick shed behind, allocated parking nearby for 2 cars,

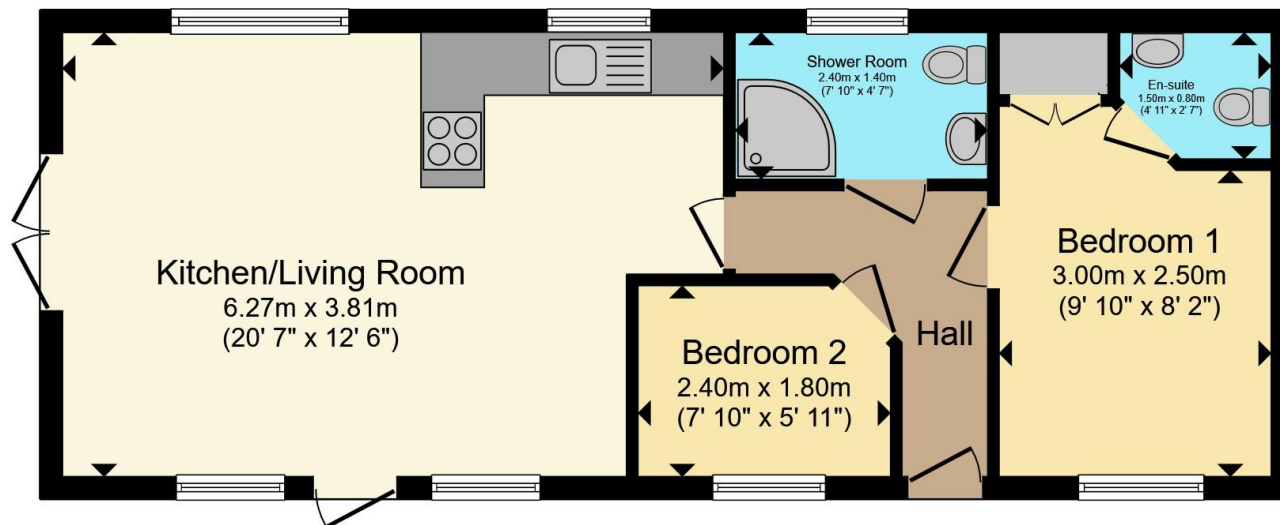
The lodge is a 2-bedroom double-unit and comes with double glazing & central heating, an open-plan living area, a very spacious kitchen. It's a high-spec model with insulated walls to keep you comfortably warm during the colder months, and has been decorated to a lovely standard by the owner.

Agents Note

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, including paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements.







Total floor area 48.4 m² (521 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



To view this property please contact Connells on

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77 High Street
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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/ASH408817

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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