



Jenkinson realestates

Kingsdown Holiday Park

Kingsdown

Asking Price £135,000

Leasehold

- SQ. Metres (- SQ. Feet)

Council Tax: A

EPC Rating = TBC

Semi Detached Chalet

Offering Three Bedrooms

Stunning Sea Views

Communal Gardens

Ample On-Site Facilities

No Onward Chain Complications

Jenkinson Estates are pleased to bring to the market this semi detached chalet situated in the popular Kingsdown Holiday Park, Kingsdown. This particular chalet is being sold with the furniture and all equipment in place, meaning it is ready to be used straight away. Situated towards the rear of the park in an elevated position, it offers stunning views across the park to the sea and benefits from close access to parking. The chalet boasts three bedrooms, two to the first floor and one on the ground floor, a 15ft L shape sitting / dining room, a modern, well appointed kitchen opening onto the rear garden area, and a family bathroom. A composite decking area provides private outdoor space. Recent renovation and improvements by the current owners include the modern shower room / WC and a separate upstairs WC, new plumbing and new electrical wiring throughout, including sockets and LED lighting, a new consumer unit with RCD's, smoke alarms and updated insulation and plasterboard. The holiday park has a great range of facilities offering an indoor heated swimming pool, tennis court, mini golf, children's play area and a lounge which is used for social activities. The property comes to the market with no onward chain and is available for viewing by prior appointment via Jenkinson Estates as the appointed sole agent.



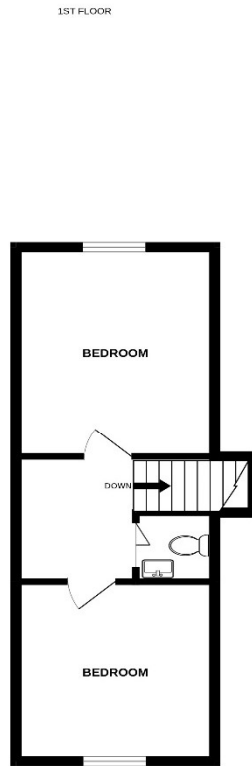
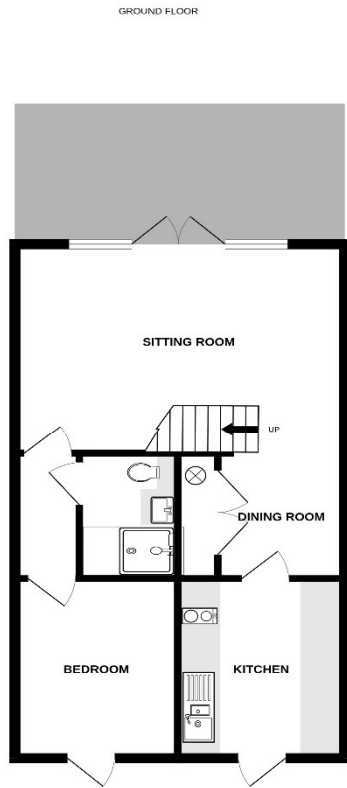
Vendor Advises, as of 06/26;

Lease - 99 years from 1982

Site Service Charge - £5,000p/a (Water Rates Included)

Ground Rent - (37 weeks) = £25.00p/a





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The windows, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Autocad 2020.



Accommodation

Entrance Via;

Sitting / Dining Room

L-Shaped 15'3" x 15'0" (4.65m x 4.57m)

Kitchen

8'8" x 7'4" (2.64m x 2.24m)

Bedroom Three

7'5" x 6'1" (2.26m x 1.85m)

Shower Room

5'5" x 4'7" (1.65m x 1.40m)

First Floor Landing

Bedroom One

10'1" x 8'7" (3.07m x 2.62m)

Bedroom Two

9'9" x 7'7" (2.97m x 2.31m)

Separate W.C.

Decking Area

Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

