





Carlton Meres Holiday Park, Carlton Lane, Carlton, Saxmundham, IP17 2QP

william h brown

welcome to

Carlton Meres Holiday Park, Carlton Lane, Carlton, Saxmundham

This immaculate two-bedroom park home sits in a peaceful, tucked-away spot at Carlton Meres Holiday Park. With open-plan living, stylish interiors, wrap-around decking, and parking for two cars, it offers a beautifully maintained and highly sought-after retreat.

Entrance Hall
Double glazed entrance door, cupboard, bench, radiator.

Kitchen / Diner / Lounge
19' 3" x 12' 5" (5.87m x 3.78m)
Double glazed windows to side aspect, roof window, double glazed French door to front aspect, kitchen with sink, extractor fan, base and eye units, integrated washer, gas hob, oven and microwave. Lounge with TV and TV unit, two sofas, radiator, electric fire place, table with 4 chairs.

Bedroom 1
12' 4" x 9' 10" (3.76m x 3.00m)
Double glazed window to side aspect, bed, headboard, radiator, dressing table, bench, fitted wardrobes, carpet flooring.

Ensuite
Double glazed window to side aspect, enclosed shower, wash hand basin, w/c, mirror, heated towel rail.

Bedroom 2
8' 4" x 6' 5" (2.54m x 1.96m)
Double glazed window to side aspect, twin beds, headboards, wardrobe, radiator, mirror and carpet flooring.

Bathroom
Roof window, w/c, wash hand basin, heated towel rail, enclosed shower, storage, mirror.

Front Garden
Off road parking, driveway for 2 cars.

Rear Garden
Wrap around decking.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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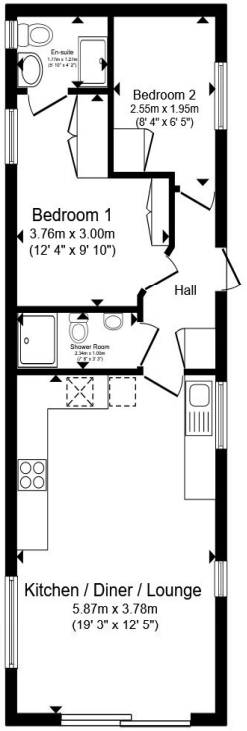
- Beautifully presented two-bedroom park home
- Peaceful and tucked-away location
- Wrap-around decking
- Off road parking for two cars
- Stylish kitchen with integrated appliances

Tenure: EPC Rating: Exempt

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.

offers in excess of

£80,000



Floor Plan

Total floor area 47.4 m² (510 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

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The Property Ombudsman

Property Ref:
FLH105578 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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