

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: info@lucasestates.com Website: www.lucasestates.com



54 HAVEN VILLAGE, PROMENADE WAY, BRIGHTLINGSEA, ESSEX

PRICE £69,000 LEASEHOLD

NO ONWARD CHAIN

* DETACHED 2 BEDROOM HOLIDAY LODGE	*
* UNINTERRUPTED VIEWS ACROSS OPEN COUNTRYSIDE	*
* KITCHEN 8'10" X 7'8" WITH APPLIANCES	*
* DINING AREA 7'7" X 7'5"	* LOUNGE 13'5" X 12'8"
* SHOWER ROOM/W.C.	* BEDROOM 1. 10'1" X 8'4"
* ENSUITE CLOAKROOM	* BEDROOM 2. 9'7" X 6'7"
* GAS CENTRAL HEATING	* DOUBLE GLAZING
* 2 PARKING SPACES	* COUNCIL TAX BAND A.

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS
ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.**

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.



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We are pleased to offer for sale this detached 2 bedroom holiday lodge close to the Promenade and Waterside and within easy reach of the town centre, with uninterrupted views across open countryside. The accommodation benefits from gas central heating and double glazing and comprises :-

KITCHEN 8'10" x 7'8" with fridge freezer, washing machine, oven and integrated gas hob. Single drainer sink. Open to lounge/dining area.

DINING AREA 7'7" x 7'5" with radiator.

LOUNGE 13'5" x 12'8" with French doors leading to decking area. Radiator. Gas effect fire. Combi boiler. Door leading to –

HALL leading to –

SHOWER ROOM 6'9" x 6'6" with shower cubicle, W.C. and wash hand basin. Medicine cabinet.

BEDROOM 1. 10'1" x 8'4" with built in wardrobe cupboard. Door to –

ENSUITE with low level W.C. and wash hand basin.

BEDROOM 2. 9'7" x 6'7" with built in cupboards. Radiator. Door leading to hall.

OUTSIDE

To the front is a shingle parking space. Steps leading to front door with access to decking. To the rear is a wide veranda 23'6" x 12' overlooking open countryside, steps down to car parking area for 2 cars and timber storage cupboards.

SITE OPENING TIMES 1st March – 30th November

CLOSED PERIOD 1st December - 1st March

10 days full occupancy is granted over Christmas and New Year (dates to be confirmed yearly from the site)

Full occupancy is granted from Friday noon – Monday noon (overnight stay).

Monday – Friday is granted for inspection of property and collection of post (no occupancy)

SERVICES

Electric is supplied directly from the site and billed at a commercial rate.

Gas can be provided for any utility providers of choice.

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LEASE

The lease expires in 2035.

We advise prospective purchasers to verify the lease and current charges via their own legal team.

Please note: Occupancy is permitted from 1st March to 30th November each year
Pitch fee – approx. £1400 every 3 months



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