

297 Badger View, Valley Road, Valley Farm, Clacton-on-Sea, Essex, CO15 6LY



**Leasehold**

**£65,000**

Subject to contract

**Luxury lodge**

2 bedrooms  
1 reception room  
2 bathrooms



Situated on Valley Farm Holiday Park in the popular seaside town of Clacton-on-Sea is this luxury lodge built in 2018 offering approx. 800sqft of accommodation with open plan living, en-suite and separate utility room. The lodge also benefits from a large decked area and communal parking.



# Some details

## General information

Luxury lodge situated on Valley Farm Holiday Park in Clacton-on-Sea. The lodge comprises of an entrance hall/utility room with a radiator, single drainer sink unit inset to worksurface with cupboards under, integrated washer/dryer and cupboard housing the boiler.

The lounge/diner has double glazed windows to the front and side aspects along with two radiators. The kitchen/breakfast area has two double glazed windows to the side and patio doors leading out onto the decking.

The kitchen area has a stainless steel single drainer sink unit inset to the worksurface with cupboards and drawers under, a matching range of eye level cupboards, eye level oven, grill and microwave, integrated dishwasher and fridge/freezer with a separate island unit.

The master bedroom has a window to the side aspect with a radiator, built in dressing table, walk-in wardrobe with rails and shelving. The en-suite has an obscure double glazed window to the side aspect, corner shower, low level WC, vanity wash hand basin and radiator.

Bedroom two has a double glazed window to the side aspect, a radiator, built in wardrobes, dressing table and large overhead storage.

The family bathroom has an obscure double glazed window to the side aspect, a radiator, panel enclosed bath with shower over, low level WC and vanity wash hand basin.

## Open plan living area

23' 1" reducing to 19' 0" x 19' 1" reducing to 11' 0" (7.04m x 5.82m)

## Entrance hall/utility

8' 1" x 5' 2" (2.46m x 1.57m)

## Master bedroom

9' 9" x 8' 8" (2.97m x 2.64m)

## Walk-in Wardrobe

5' 10" x 4' 0" (1.78m x 1.22m)

## Ensuite

## Bedroom two

10' 3" x 9' 6" (3.12m x 2.9m)

## Bathroom

## Outside

The property benefits from a decked seating area

and is adjacent to parking facilities.

## Location

The property is within easy reach of the local shopping facilities and access to Clacton town centre with its range of shopping and recreational facilities along with its seafront and beaches. Clacton also has its own railway station and there is straight forward vehicular access to Frinton-on-Sea and Colchester. Clacton town has good access to the A133/A120 and in turn leading to the A12 and M25. Clacton's railway station offers links to London Liverpool Street.

## Important information

Council Tax - N/A

Services - We understand that mains water, drainage, gas (by bottle) and electricity are connected to the property.

Tenure - Leasehold

EPC rating - N/A

Our ref – KID

## Lease details

Ground Rent and Service Charge is approx. £4,800 per annum but is subject to confirmation from the Parkdean and these charges are for the current year and maybe subject to change.

## Directions

Travelling from Colchester continue onto Valley Road taking the left hand turning into the park, follow the on-site map to locate the lodge.

## Further information

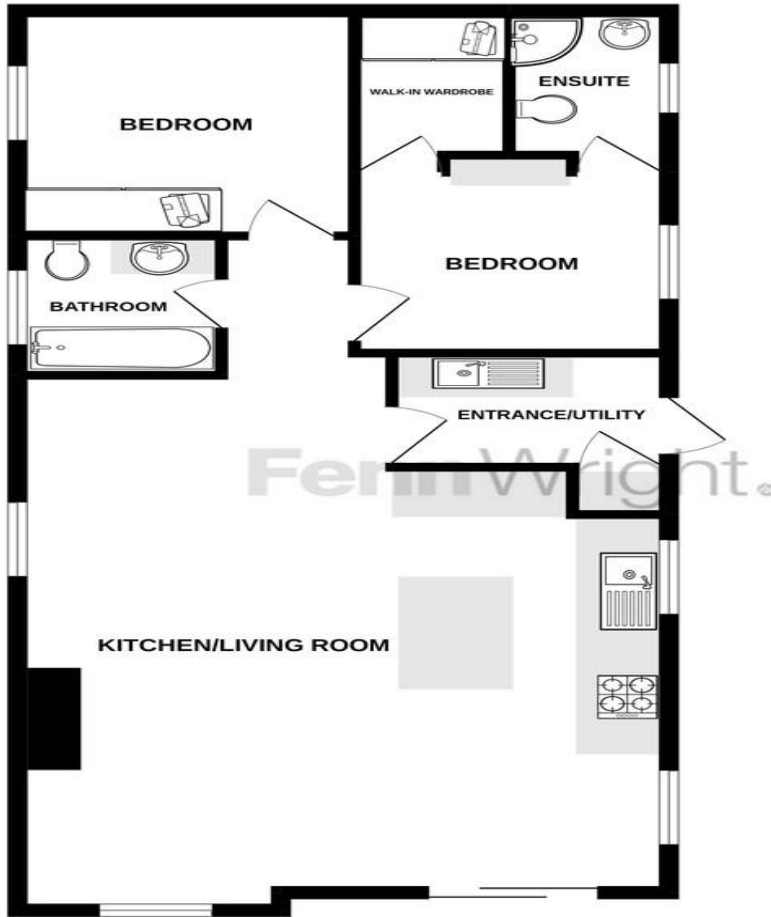
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



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To find out more or book a viewing

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