



- 38' x 12' PEMBERTON LODGE
- 2019 CONSTRUCTED
- PERSONAL SUN DECK
- MODERN KITCHEN WITH APPLICANCES

Lee Valley Campsite , Sewardstone Road, London, E4 7RA

HOLIDAY HOME FOR SALE on the popular Lee Valley Campsite (Sewardstone). Occupation of 11 months of the year only. Stunning park home measuring 38' x 12. Personal sun deck to front. Two bedrooms with master offering en-suite cloakroom/wc. Pet friendly site . CASH PURCHASE ONLY

PRICE: £89,995 (LICENCE ASSIGNED BY LEE VALLEY CAMPSITE)



Property Description

Set on Lee Valley Campsite (Sewardstone) we offer this 2019 Pemberton Lodge holiday home which measures 38' x 12". The property is presented to an excellent standard throughout and offers a triple aspect lounge with French doors leading onto the personal sundeck. The kitchen diner which is presented in an attractive range of white units offers integrated appliances to include, microwave, dishwasher, washer/dryer and fridge/freezer. There is space in the dining area for a table and chairs.

The master bedroom is a good size and offers a kingsize ottoman storage bed, large walk in wardrobe and an en-suite WC. The second bedroom has a built in wardrobe and is supported by the main shower room which presents with an independent shower and white suite

Externally the main grounds are maintained by Lee Valley but you do have a sun deck to the front aspect for personal use.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Lee Valley Campsite, Sewardstone is a picturesque well regarded development with a woodland feel on the Sewardstone/Chingford borders.

The units are well spaced and the on-site facilities include a convenience and camping store. At the front of the site is the bus stop for the 215 bus which offers a direct and regular service Walthamstow Central BR station giving links to London Liverpool street and Victoria Line underground service.

Interested parties must note that the site is only open from





1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.

ACCOMMODATION IN BRIEF COMPRISES:

OPEN PLAN LOUNGE/DINER

22' 2" x 11' 9" (6.76m x 3.58m)

INNER HALL

6' 6" x 2' 8" (1.98m x 0.81m)

BEDROOM ONE

9' 5" x 10' 00" (2.87m x 3.05m) TO Fitted Wardrobes

EN SUITE WC

3' 8" x 22' (1.12m x 6.71m)

BEDROOM TWO

8' 4" x 5' 4" (2.54m x 1.63m)

SHOWER ROOM

6' 6" x 3' 5" (1.98m x 1.04m)

CHARGES

Site fees for this home are £3510 which includes water supply and waste water. TV Licence and basic internet services. There is a high grade internet available - fee to be confirmed with site office

No Council tax costs



Ground Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements