



14 Pebble Beach Park, Warners Lane, Selsey

Guide Price £140,000

# 14 Pebble Beach Park, Warners Lane

Selsey, Chichester

An opportunity to purchase this 41ft x 20ft 'Prestige Special' luxury lodge on a private family owned site located to the north of Selsey.

This particular lodge is nestled in the top corner of the site and is approached over a tarmac laid drive/parking area. A twin stepped veranda with contemporary double glazed door opens to an entrance area which in turn opens up to the fully open plan living/dining/kitchen space. In the living area there is an electric feature fire and double glazed French doors opening to a raised seating area. The kitchen enjoys integrated appliances which include a washing machine, dish washer & fridge/freezer along with a built in oven & hob. An inner hallway provides access to both double bedrooms which both benefit from built in wardrobes, the main bedroom being a walk in wardrobe. Furthermore there is a family bathroom and an en-suite shower room to the main bedroom.

Externally, the lodge has its own parking space and benefits from a lower and raised seating areas and a grassed area to all sides. The Lodge includes gas heating to radiators & double glazing throughout. The lodge is being sold with the remainder of a 50 year license and can be used between March to January with a annual site fee of £3080 with onsite children's play area 24 hour CCTV.

Date:- 04/03/024







## Henry Adams - Selsey

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