



Thomas  
jackson  
ESTATE AGENTS



Birchington Vale, Shottendane Road

Birchington, CT7 0HD

- 2022 Park Home
- DG and GCH
- 50 week occupancy
- 18.5 Years Remain On The Lease

£55,000

EPC Rating 'TBC'





## Property Description

### THE PROPERTY

\*One of the newest on the site\* we are delighted to offer for sale this 2022 model park home in as new condition. Featuring two double bedrooms, both with wardrobes, one with an en suite WC, a family shower room and WC plus a lovely open plan reception room featuring a fitted kitchen with appliances and a dining area. Having gas central heated as well as double glazed, this really does give the ability to be used for the 50 week season. It could make the ideal weekend home or an investment to let out, maybe a combination of the two. Featuring a clubhouse with bar and social club plus a swimming pool complex and an on site golf course. There is parking for two cars, a raised deck with wheelchair slope access plus an outside shed with a washing machine and drier. Available chain free and having the benefit of 18.5 years remaining on the lease.

### DECK

Wheelchair access via side slope to the raised deck patio area, space for table, chairs and sun loungers, door to:-



#### **RECEPTION ROOM KITCHEN**

19' 2" x 11' 9" (5.84m x 3.58m) To include fitted base units with a double electric oven, integrated fridge and freezer, door to larder cupboard, which houses the gas boiler for central heating and hot water, worksurface over inset with sink units and mixer tap plus a four burner gas hob, up stands with a range of coordinating wall cupboards over, filter hood and integrated microwave oven. There are four double glazed windows plus a double glazed bow window, built in corner group sofa, built in corner group table and dining stools, TV and entertainment unit, two radiators, door to:-



#### **INNER HALLWAY**

With doors opening to:-

#### **BEDROOM ONE**

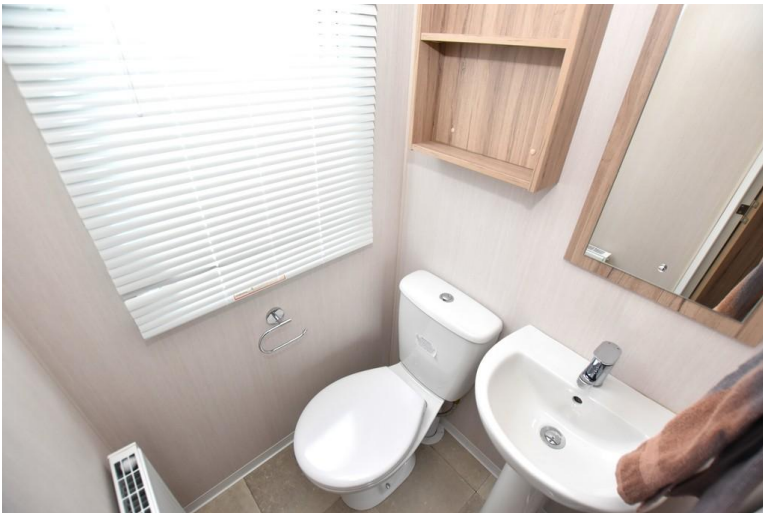
9' 9" x 8' 1" (2.97m x 2.46m) Measurements plus depth of built in wardrobes with hanging rails and storage space, radiator, vanity area with drawer and mirror, double glazed window, radiator, door to:-

#### **EN SUITE WC**

Comprising low-level WC and pedestal wash basin with mixer tap, radiator, double glazed window.

#### **BEDROOM TWO**

7' 10" x 5' 7" (2.39m x 1.7m) Measurements include a built in wardrobe and bedside cabinet, overhead lockers and storage, double glazed window, radiator.



#### **SHOWER ROOM WC**

Comprising of low-level WC, pedestal wash basin with mixer tap over, shower enclosure with a mains fed shower unit, heated towel rail, double glazed window, built in storage and mirror, recess, extractor fan.

#### **PARKING**

There is hard standing for two vehicles.

#### **LEASE DETAILS**

We understand that the lease has approximately 18.5 years remaining

The lodge is a 2022 Loire 35 x 12 - 2B model

Service charge is a £820 per month to include gas, electricity, water and council tax.

#### **MEASUREMENTS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending

purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purposes only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

#### **ANTI MONEY LAUNDERING**

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors

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