



17 SLEEPY VALLEY  
HOLTON HALL PARK, IP19 8NH



Situated in a unique holiday restricted park, boasting a substantial size freehold plot, this unit is in need of modernisation and updating and will be sold as seen.

The unit is approached via steps up to the front door, leading straight into the hallway. To the right you have two storage cupboards. Bedroom one is a dual aspect double room, with fitted storage cupboards. Bedroom two is a single room overlooking the front aspect. The family bathroom has a small bath/shower, toilet and basin.

The main reception room is open plan, with a kitchen/dining area and then arch to the sitting room with a door out to the decking area.

**OUTSIDE:** The plot is mainly laid to lawn. At the front of the plot is the parking area. As an owner of a unit you will have access to approximately 68 acres of parkland with various walks, green spaces and the lake.

**CURRENT CHARGES:**

**Environmental Levy: £1400 (one off payment)**

**Subscription Fees: £315 per quarter (£1260 per annum)**

**General Rates: £17.66 per quarter**

**Water & Sewerage: £19.24 per quarter**

**Electricity: Electricity is metered and paid for by each member on a quarterly basis.**

**SERVICES -** LPG Calor Gas central heating, mains water, drainage and electricity. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**VIEWING -** Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

**VENDOR NOTES -** The property will be sold fully furnished, as seen.

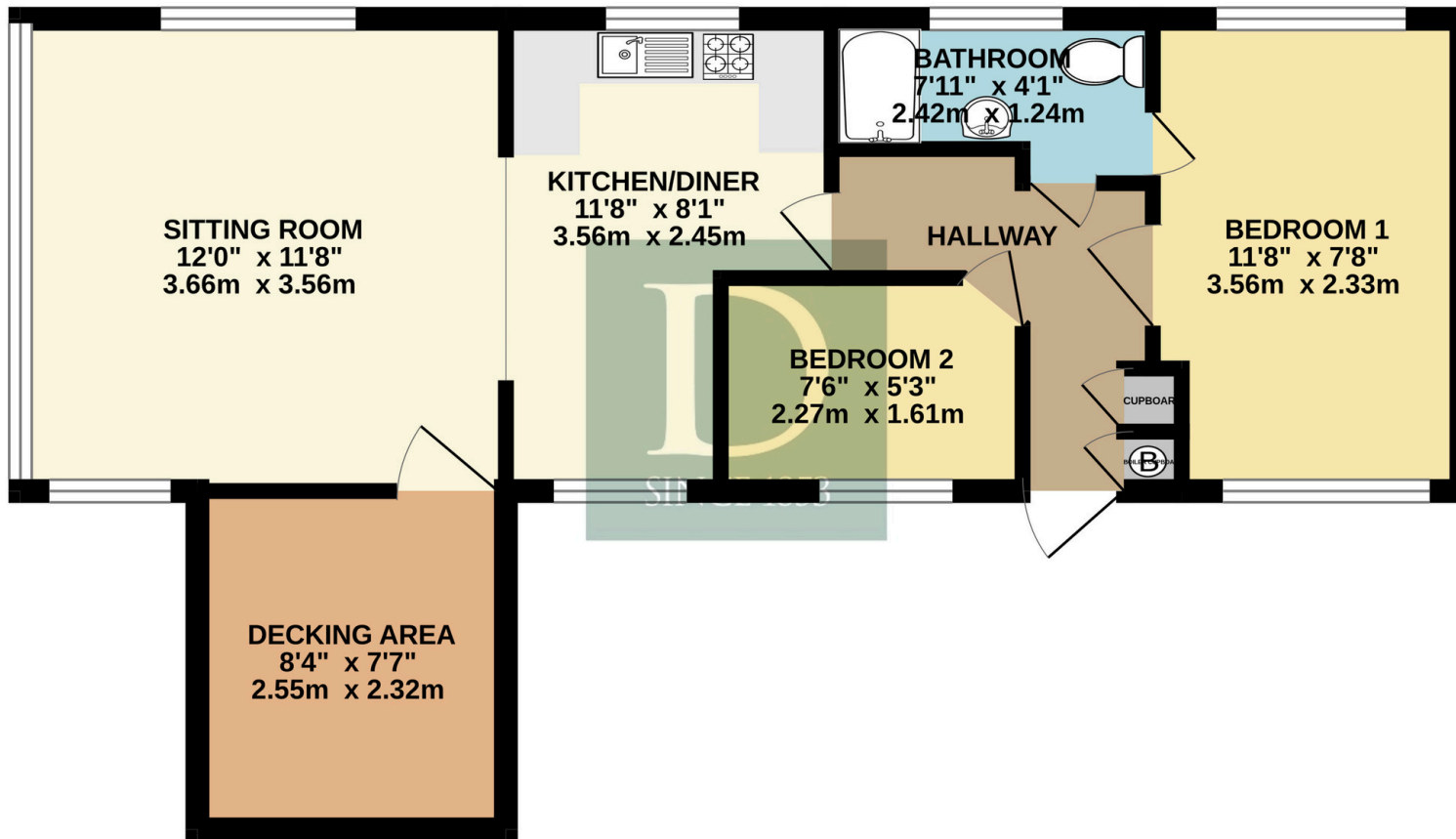
**TENURE -** Freehold

**DIRECTIONS -** From the central car park turn left onto Saxon Way. At the roundabout take the second exit and continue out of Halesworth. At the 'Triple Plea' roundabout take the third exit onto Sparrowhawk Road, continue for approximately one mile where the entrance to the Park will be found on the right hand side identified by a red and yellow striped post marked with 'HHPL'





## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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