



An immaculate two bedroom holiday home with a private parking space on the well equipped Pevensey Bay Holiday Park on the Sussex coast. This delightful unit has been upgraded with the addition of a sun terrace coming off the lounge to enjoy the afternoon sun on. You can walk to the beach in a matter of minutes and this site includes swimming pool, gym, restaurant and bar. With open plan lounge, diner and full fitted kitchen, plus shower room and further en-suite WC. Both bedroom come with fitted wardrobes and cupboards.

Price £45,000

Tenure Holiday Home

DRAFT BROCHURE TO BE APPROVED BY VENDOR



53 Tower View, Pevensey Bay Holiday Park, Pevensey Bay, Pevensey, East Sussex, BN24 6DH

Surridge Mison
ESTATES

Entrance

Door to side. Built in storage cupboard.

Open Plan Living/Dining/Kitchen Area - 6.12m x 3.63m (20'1" x 11'11")

Triple aspect room with double glazed window to side, two double glazed windows to rear, two double glazed windows to front and French doors leading to terrace. Electric fireplace. Radiator. Carpeted.

Kitchen Area- Laminate flooring. Radiator. Fully fitted with a range of white wall and base units with space for fridge/freezer. Space for cooker with fitted cooker hood and glass splashback. Work surfaces with inset stainless steel sink and drainer unit.

Inner Hallway

Carpeted.

Bedroom One - 3.58m x 2.36m (11'9" x 7'9")

Double glazed window to side. Fitted wardrobes and cupboards. Radiator. Carpeted. Door leading to en-suite cloakroom.

En-Suite Cloakroom

Double glazed opaque window to side. Laminate flooring. Wash hand basin and W.C.

Bedroom Two - 2.41m x 1.75m (7'11" x 5'9")

Double glazed window to side. Fitted wardrobes and cupboards. Radiator. Carpeted.

Shower Room

Double glazed opaque window to side. Laminate flooring. Radiator. Modern suite comprising of shower cubicle, wash hand basin and W.C.

Driveway

For one car.

Sun Terrace

Decked.

Outside

Storage unit with plumbing for washing machine.

Pevensey Bay Holiday Park

The park offers many facilities including a swimming pool, sauna, Jacuzzi, gym, bar and a restaurant, plus a selection of on site activities for all ages. There is direct access onto the beach.

The vendor informs us of the following details, please check figures and details with Park Holidays on the site.

Pitch fee: £8,175 p/a approximately. Subject to annual change.

Utilities: Water, waste water, gas and electricity are billed separately.

Licence: 16 years remaining (to be verified & confirmed by Park Holidays UK).

Occupancy: The holiday park is open to owners for eleven & half months of the year from 1st March to 14th February.

Utilities

This property has the following utilities:

Water Supplied

Drainage Supplied

Gas Supplied

Electricity Supplied

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Approximate total area⁽¹⁾

406.66 ft²
37.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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