

**Promenade Way, Brightlingsea
CO7 0LW
£20,000**

**Town &
Country**
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **THREE DOUBLE BEDROOMS**
- **PRINCIPAL BEDROOM WITH EN-SUITE**
- **LOUNGE**
- **KITCHEN/DINER**
- **ADDITIONAL SHOWER ROOM**
- **RAISED DECKING AREA**
- **OUTSIDE SECURE STORAGE**
- **PARKING SPACE**
- **MINUTES WALK TO BEACH & TOWN CENTRE**
- **PLEASE ASK FOR LEASE DETAILS & CHARGES**

****THREE BEDROOM STATIC HOLIDAY HOME - PRIME SPOT ON BRIGHTLINGSEA LEISURE VILLAGE****

Enjoy relaxing breaks away from home and soak up the sea air!

A well located caravan opposite the boating lake and just a minutes walk away from the beach and town centre. Everything you will need from a home from home holiday stay is here, three double bedrooms, the principal double bedroom features an En-suite and fitted wardrobes, kitchen/diner, lounge, additional shower room, raised decking area with storage and parking space.

**** FANTASTIC VALUE - AVAILABLE TO VIEW TODAY ****

For further lease/site information please contact the branch directly.



The accommodation with approximate room sizes are as follows:

LOUNGE

10' 4" x 12' 6" (3.15m x 3.81m)

Door to side, windows to side, carpet, centre light, radiator, feature fireplace and storage cupboards

KITCHEN/DINER

10' 8" x 12' 6" (3.25m x 3.81m)

Windows to side, vinyl flooring, inset spot lights, radiator, range of wall and base units, inset sink/drain, integrated washing machine & fridge/freezer, space for gas cooker with extractor over

BEDROOM ONE

9' 2" x 8' 10" (2.79m x 2.69m)

Window to side, carpet, inset spot lights, radiator, fitted wardrobes

EN-SUITE

6' 2" x 3' 5" (1.88m x 1.04m)

Obscured window to side, vinyl flooring, centre light, shower cubicle, low level WC, pedestal wash hand basin, heated towel rail

BEDROOM TWO

9' 3" x 6' 3" (2.82m x 1.90m)

Window to side, carpet, inset spot lights, radiator, fitted wardrobes

BEDROOM THREE

7' 5" x 6' 1" (2.26m x 1.85m)

Window to side, carpet, inset spot lights, radiator, fitted wardrobe



SHOWER ROOM

6' 7" x 3' 8" (2.01m x 1.12m)

Window to side, vinyl flooring, centre light, shower enclosure, low level WC, pedestal wash hand basin, heated towel rail

EXTERIOR

Raised decking area, lockable storage boxes, garden area laid to lawn, car parking space

AGENT'S NOTES

2 years remaining on the lease - Contact us for further details

Park opening: 1ST March - 30TH Nov

Dec/Jan/Feb: Noon Friday - Noon Monday and the period of 10 consecutive days which shall include Christmas Day and new years day subject to site changes and to be confirmed at time of purchase.







Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's