



CHOICE PROPERTIES

Estate Agents

Willerby Malton, Poplar Zareba
Caravan Park Sea Road, **Price £45,950**
Anderby Creek, PE24 5XW



Choice Properties are pleased to present for sale this two bedroom 'Willerby Malton' 2 berth new 2026 model 35'x12' caravan, situated on the sought after site of Poplar Zareba at the seaside retreat of Anderby Creek. Within walking distance to the beach, the site offers an 8-month occupancy between 31st March-31st October. Early viewing is most certainly advised.

The well presented caravan comprises:-

Reception Room

Benefiting from dual aspect windows as well as sliding patio doors to front aspect and fitted with a TV aerial and set in an open plan design with the:

Kitchen

Fitted with a range of wall and base units with worktop over, one bowl stainless steel with drainer and mixer tap, four ring gas hob with extractor hood over, integrated oven, integrated microwave, space for a freestanding fridge/freezer, ample space for a dining table and inset spot lighting. the kitchen also features a built in cupboard which houses the 'Ariston' combination boiler; supplying both the central heating and hot water systems.

Inner Hallway

Doors to:

Bedroom 1

Double bedroom featuring a dressing room recess housing the wall mounted consumer unit.

Bedroom 2

Twin bedroom with a fitted single wardrobe and TV aerial.

Shower Room

Fitted with a three piece suite comprising a shower enclosure with sliding door and mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, heated towel rail, inset spot lighting and an extractor fan.

Communal Parking

Communal parking spaces are available throughout the site.

Decking & Communal Gardens

Communal gardens are laid to lawn and upkeep regularly. Decking is completely optional and is down to the caravan owner to decide and organise installation. The site do have contacts to recommend if the owner wished.

Tenure & Fees

Yearly licence, with site fees payable to Poplar Zareba Caravan Park. Fees are £2450.00 per annum. The central heating system runs from LPG and the electricity is metered and billed monthly.

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

Opening hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

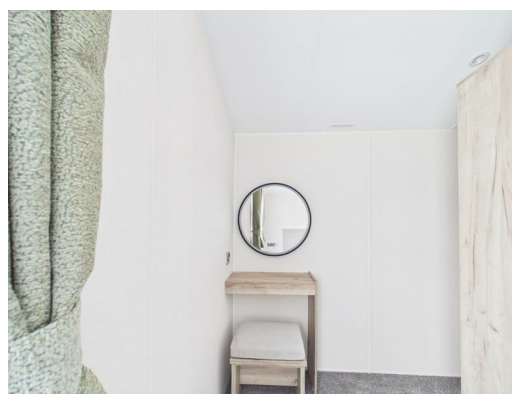
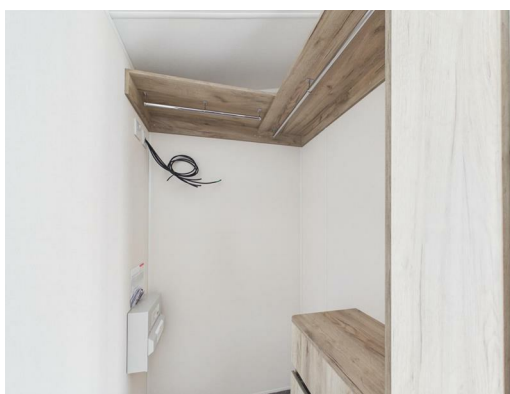
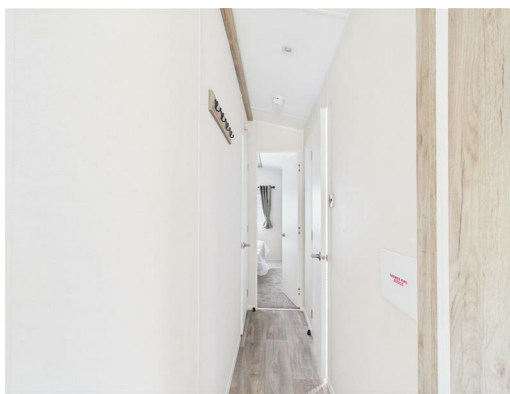
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

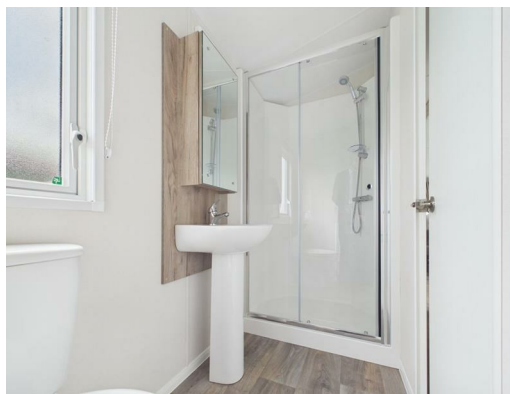
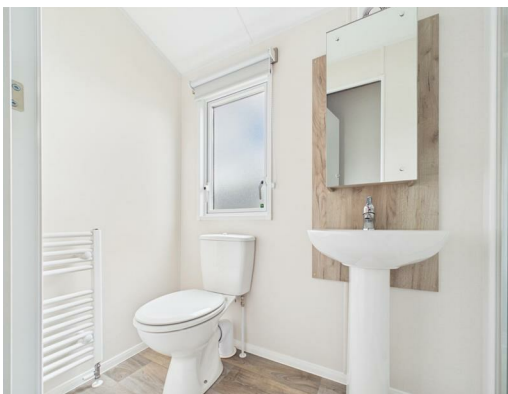
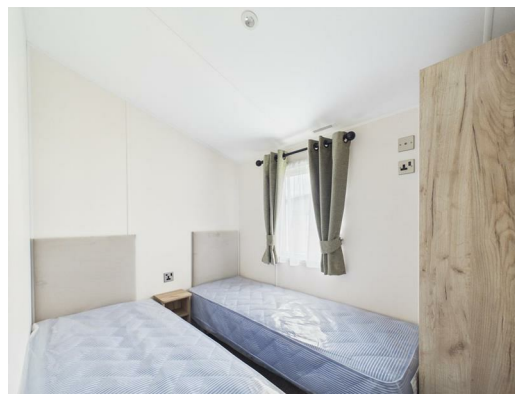
Council tax band

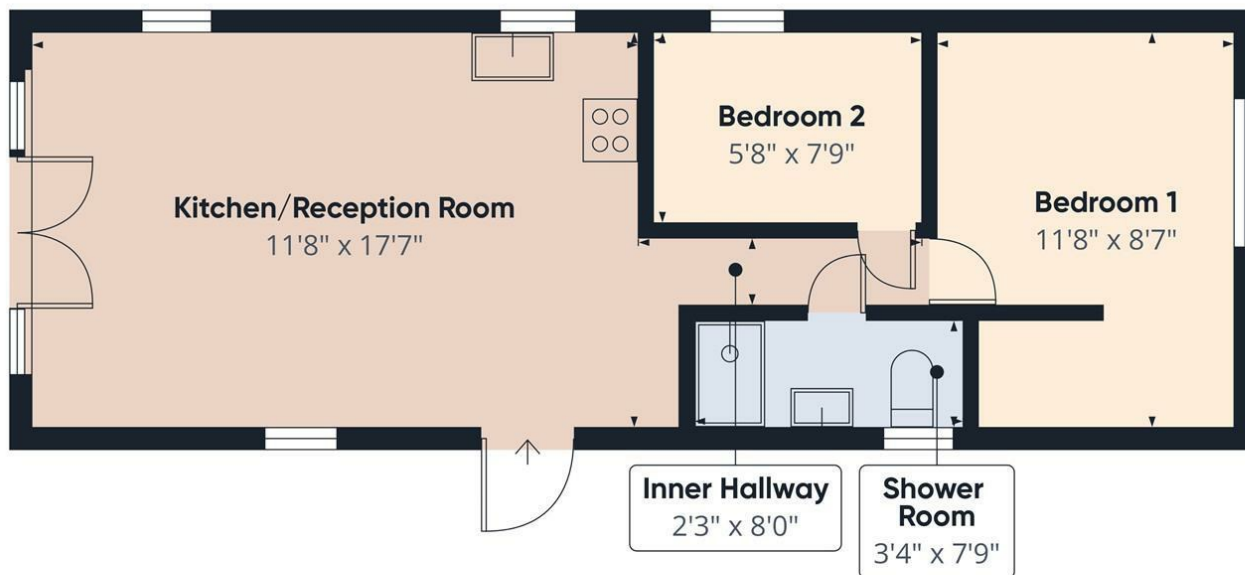
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Exempt.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area⁽¹⁾
398 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Sutton on Sea office head South along the A52 towards Skegness, after passing through Huttoft turn left into Anderby village and then follow the road towards the coast to Anderby Creek. From Sea Road; Poplar Zareba is the first turning on your left hand side.

