

**RUSH
WITT &
WILSON**



**43 Sovereign View Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QR
£55,000**

A rare opportunity to acquire this two bedroom, **SHARE OF FREEHOLD** static caravan in this highly sought after private holiday park, ideally located on the outskirts of Bexhill within easy reach of Little Common Village. The site can be occupied from March to January (inclusive) and has very low outgoings with site fees of only £500per annum. The site is accessed via a secure gated driveway and offers stunning views across Normans Bay to the sea with access to beautiful walking paths across the countryside leading town to the beach. This caravan offers spacious accommodation throughout and comprises, fitted kitchen, lounge, two bedrooms, bathroom and WC. Externally, the property boasts lawned gardens, two private raised timber decking areas and two garden sheds. The property has also recently had all plumbing replaced which includes new shower and new hot water boiler. The site further benefits from a site office, large field, 'French Boules' pitch, and beautifully maintained grounds. A full 'Members Handbook' is available on request that provides further details information. Viewing comes highly recommended by Rush Witt & Wilson Bexhill on 01424 225588.



Static Caravan

36' x 10' (10.97m x 3.05m)

Entrance Hall

Obscured glass panelled front door leading to entrance hall.

Kitchen

7'10" x 7'5" (2.41 x 2.28)

Window to the side elevation, open onto the lounge area, fitted kitchen comprising a range of matching wall and base level units with laminate roll top worktop surfaces, stainless steel single sink with drainer and mixer tap, space for under counter fridge/freezer, space for fitted electric oven, large storage cupboard with fitted shelving, cupboard housing the recently fitted electric hot water boiler.

Lounge Area

12'3" x 9'10" (3.75 x 3.00)

Double aspect windows to the front and side elevations with far reaching views across countryside towards the sea and south downs, obscured glass panelled door giving access to the side, ornamental feature fireplace with fitted cabinets above, three fitted corner cabinets, fitted sofa with side tables.

Bedroom One

9'8" x 8'7" (2.97 x 2.64)

Window to the rear elevation, a range of fitted bedroom furniture comprising two wardrobes with hanging space and shelving, vanity unit with wash hand basin and storage cupboard beneath with fitted mirror splashback, two corner display cabinets.

Bedroom Two

7'5" x 4'11" (2.28 x 1.50)

Window to the side elevation, fitted single bed, fitted wardrobe with hanging space and shelving.

Separate WC

Window to the side elevation, low level wc, vanity unit with wash hand basin and storage cupboard beneath, electric shaver point and fitted mirrored bathroom cabinet.

Bathroom

Obscured window to the side elevation, fitted French bath with seat, wall mounted shower attachment and shower controls.

Outside

Wrap around gardens to all four sides of the property, mainly laid to lawn, private raised timber decking area and sun patio to the side, to the rear the patio extends around to additional raised decking area, large metal garden shed and additional large plastic garden shed.

Lease And Site Fees

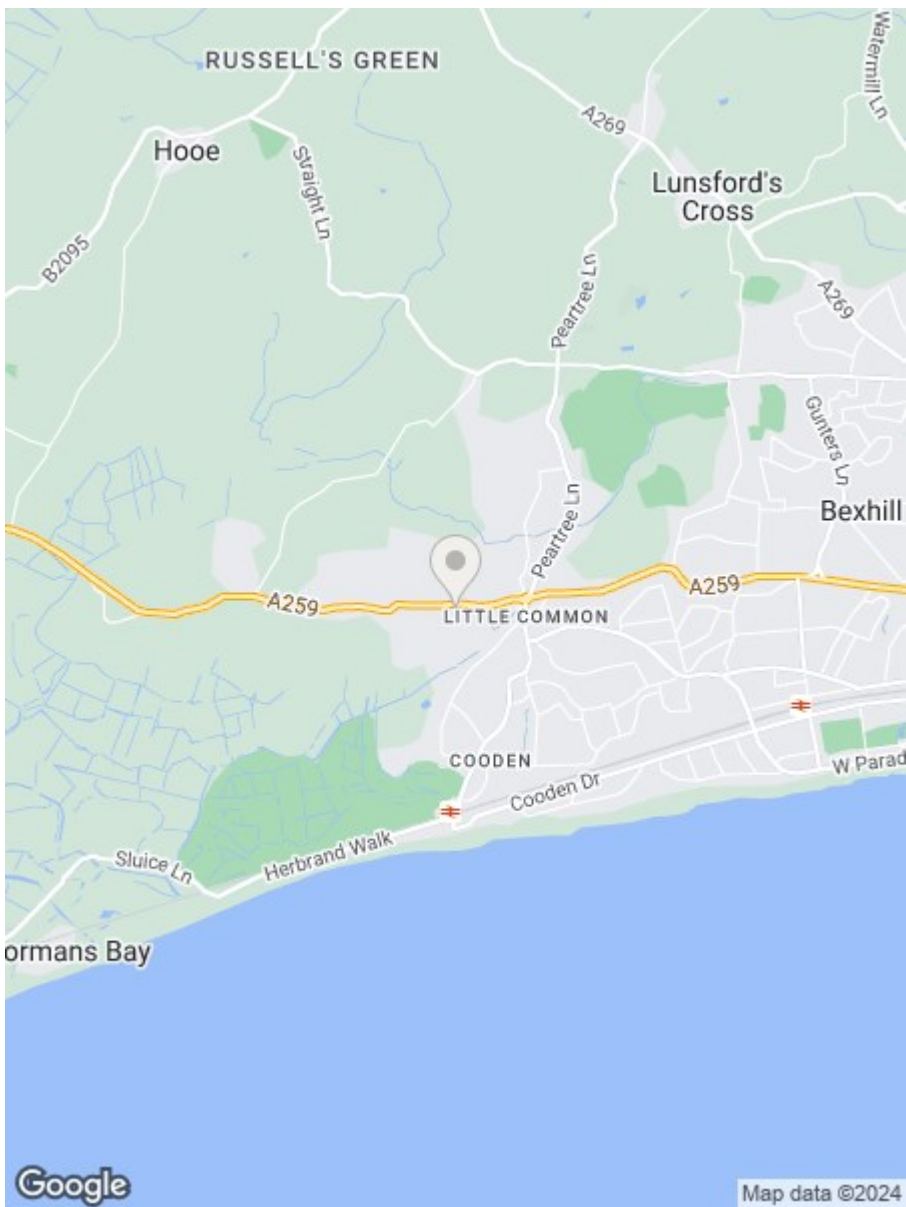
Share Of Freehold. £500 per annum site fees.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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