



ESTATE AGENTS

**12 Monument Road, Beauport Holiday Park, The Ridge  
West, St Leonards-On-Sea, TN37 7PP**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £35,000**

PCM Estate Agents present to the market this Willoughby Maldonia PARK HOME, located on the popular Beauport Holiday Park. Accommodation comprises an OPEN PLAN RECEPTION-KITCHEN, TWO BEDROOMS, en-suite wc and a SHOWER ROOM.

We are advised by the owner that pitch fees are approximately £6800 a year, including garden maintenance use of onsite gym and swimming pool. The property can be occupied for 50 weeks of the year.

Located within easy reach of both the nearby market town of BATTLE and Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your appointment.

### **DOUBLE GLAZED FROSTED GLASS FRONT FOOR**

Located at the side providing access to:

### **OPEN PLAN RECEPTION-KITCHEN**

17'6 x 12' (5.33m x 3.66m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, integrated gas cooker with oven and grill, inset drainer-sink unit with mixer tap, integrated fridge freezer, wall mounted cupboard concealed boiler, fitted sofa with dining area, two radiators, electric fire, triple aspect with double glazed windows to front and both side aspects.

### **INNER HALLWAY**

Radiator, providing access to:

### **BEDROOM**

12'5 x 10'6 (3.78m x 3.20m)

Dual aspect with double glazed windows to both side elevations, radiator, access to:

### **EN-SUITE WC**

Low level wc, pedestal wash hand basin, radiator, double glazed frosted glass window to side aspect.

### **BEDROOM**

8' x 5'7 (2.44m x 1.70m)

Two fitted beds, radiator, double glazed window to side aspect.

### **SHOWER ROOM**

Walk in shower cubicle, wash hand basin with storage unit below, low level wc, double glazed window to side aspect.

### **OUTSIDE**

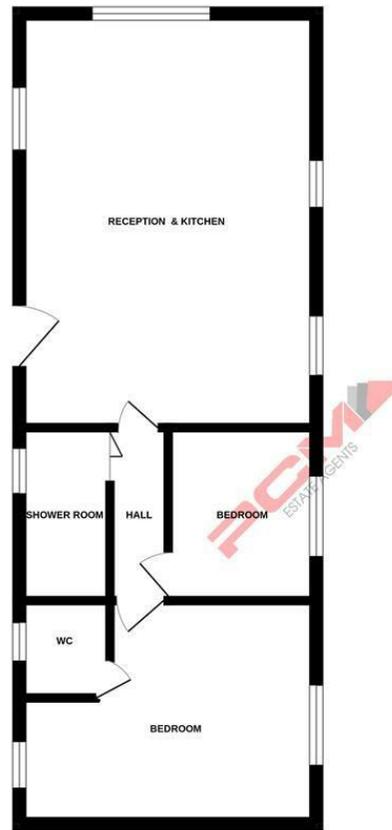
There is off road parking and a strip of lawn to the side elevation, offering outdoor space.

### **FEES**

Pitch fees are approximately £6800 a year, within the pitch fees are garden maintenance use of onsite gym and swimming pool.

Council Tax Band:





TOTAL FLOOR AREA : 416 sq.ft. (38.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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