



## Leasehold

**£23,950**

60 Romney Sands Holiday  
Village  
Greatstone  
Kent  
TN28 8RN

This modern semi detached holiday chalet is situated near the back of this popular holiday park. With the Beach opposite the park entrance it is the perfect weekend retreat! The chalet has a spacious lounge and a modern kitchenette, being sold to include the white goods, there are two bedrooms with storage and a modern bathroom. There's also PVCu double glazed windows and a useful storage box to the rear of the chalet.

### Local Information

Located 0.8 from the centre of Greatstone.

Nearest primary school:  
Greatstone Primary School  
0.4 miles

Nearest secondary school:  
The Marsh Academy  
2.1 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

## Property Details

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The accommodation comprises  
(measurements are maximum, taken into bays and extremes):-

### Ground Floor

Entrance Door To:-

Open Plan Lounge/Kitchenette 15' 11 x 15' 3 max (4.85m x 4.65m)

### Lounge Area

Carpet as fitted, PVCu double glazed windows to front, feature electric fire and surround, doors to all rooms.

### Kitchenette

Modern units with worktop to 3 walls, inset single drainer stainless steel sink unit, tiled splashbacks, oven, washing machine and fridge-freezer included, vinyl floor covering, PVCu double glazed frosted window to rear.

Bedroom 1 9' 2 x 8' 9 (2.79m x 2.67m)

Carpet as fitted, PVCu double glazed window to rear, built-in cupboard housing water tank and meters, built-in shelving unit.

Bedroom 2 9' 2 x 6' 11 (2.79m x 2.11m)

Carpet as fitted, PVCu double glazed window to front, built in cupboard.

### Bathroom

Modern white suite comprising; low level WC, pedestal wash hand basin, panelled bath, tiled splashbacks, 2 PVCu double glazed frosted windows to rear.

The vendor has informed us of the following:

Council Tax Band A

Mains Gas Not Connected

Mains Electricity Connected

Mains Water Connected

Drainage Mains

Lease May 1981 – Oct 2030

Occupancy 8 Months

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Maintenance and Ground Rent -Approx £1050

Viewing

Strictly by arrangement with the agents, Tersons. 01797 364600

WWW.Tersons.com

28th August 2011

NR001763

Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

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