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Herne Bay Branch:
T: 01227 360226

Thanet Branch:
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Out of hours:
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Asking price of £116,950

Kingsdown Park Holiday Village, Kingsdown, CT14



- Delightful Holiday Chalet
- Four Bedrooms
- 'L' Shaped Living/Kitchen
- Newly Fitted Kitchen in January
- Ground Floor Underfloor Heating
- Ground Floor Shower Room & First Floor Cloakroom
- Front & Rear Decking Areas
- On-Site Leisure Facilities
- Holiday Let Potential

This deluxe chalet is fresh, modern and ideally positioned for the sun, just moments away from the beach and all amenities including pool and tennis court. With four bedrooms this sun drenched chalet with sea views will not disappoint. Upon entering the chalet via the front verandah, you will find a fresh modern decor with laminate flooring in the living area with two sofas and dining table which leads into a stylish and vibrant galley kitchen including dishwasher. Beyond the kitchen is a double bedroom with sea views from the large back decking behind it. The other downstairs bedroom is smaller and great for storage next to a well presented shower room with heated radiator. All the downstairs also has underfloor heating downstairs and are easily

heated upstairs with oil filled radiators.

Upstairs is another cloak room and one double and one twin bedded room, both with iconic sloping walls which give a real sense of Scandinavian character. The majority of furniture is being included in this sale.

The service charge which includes pool and upkeep of all common areas is £5k per annum. The ground rent is £408 per annum. This chalet has a 47 week lease meaning the only downtime is 5 weeks from the beginning of January.

The holiday park has a real welcoming feel, its a great place to relax and unwind with only a few minutes walk to the beach and charming seaside village of Kingsdown and a few minutes drive from the award winning town of Deal, and the beautiful white cliffs of Dover. Both have fast train links to St Pancras International station.

Use of Kingsdown park facilities which include swimming pool, tennis courts, table tennis, volleyball, crazy golf and launderette are exclusively reserved for the chalets.

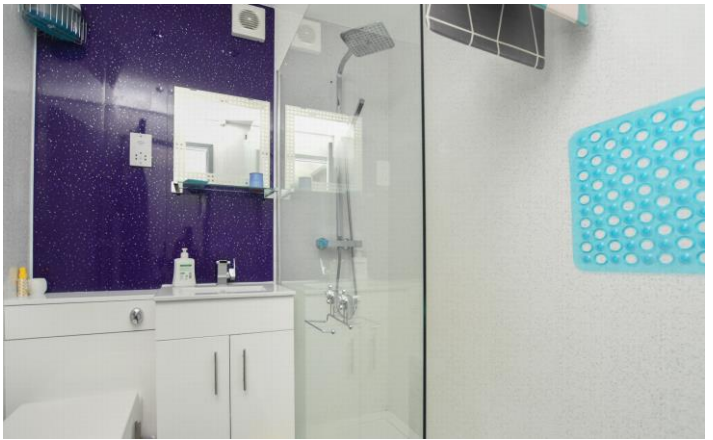
Note from the owner

After nine wonderful years of making memories with family and friends, its time for me to pass this chalet on to its next owner. This much loved retreat has not only brought us joy, but has proven to be an easy and successful rental property.

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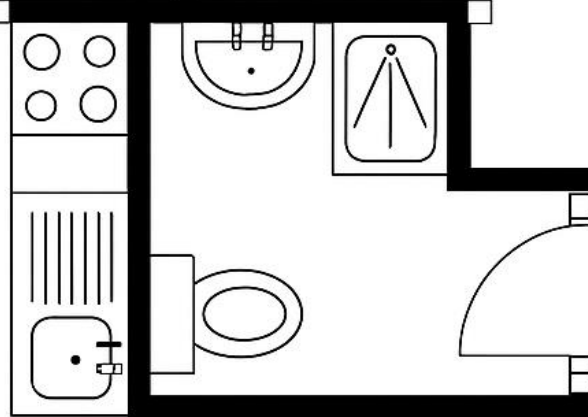






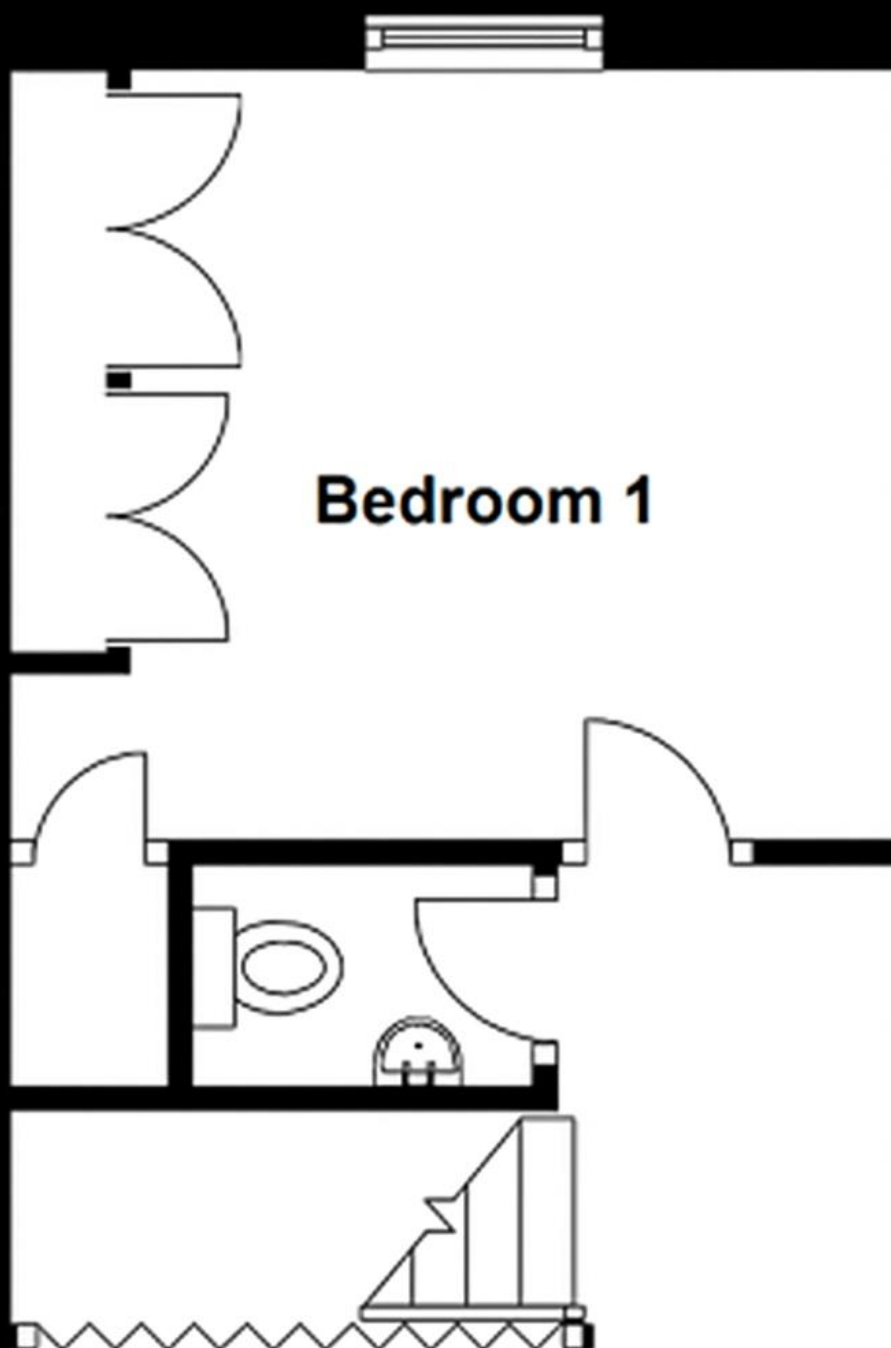
Bedroom 3

Bedroom 4



Lounge/Kitchen

**Decking
Area**



**Bedroom 2 -
Open Plan**

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.