



AUSTIN   
ESTATE AGENTS

## Blue 3 Chesil Beach

Chesil Beach Holiday

Portland Road

Weymouth

DT4 9AG

**Offers in the Region of £25,000**

### SUMMARY

- Modern Lodge
- Two Double Bedrooms
- Spacious Open Plan Lounge / Kitchen
- Modern Fitted Shower Room
- Generous Sized Private Sun Terrace
- Allocated Parking
- Highly Popular Development
- Ideal Investment or Second Home
- Walking Distance To The Fleet & Smallmouth Beach
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### Entrance Hallway

**Lounge / Kitchen / Diner** 11' 7" > 7' 1" (3.53m > 2.15m) x 19' 3" > 14' 7" (5.87m > 4.44m)

**Bedroom One** 8' 0" > 3' 10" (2.45m > 1.17m) x 11' 0" > 7' 10" (3.35m > 2.40m)

### En Suite WC

**Bedroom Two** 7' 7" x 5' 7" (2.32m x 1.70m)

**Bathroom** 4' 6" x 6' 11" (1.36m x 2.12m)

### OUTSIDE

### Sun Terrace

### Allocated Parking Space



## THE PROPERTY

We are delighted to offer to the market, situated in the award winning Chesil Beach Holiday Park (part of the Waterside Group), a modern lodge benefitting from a light and airy open plan lounge/kitchen area, two double bedrooms, shower room, WC, gas central heating and double glazing throughout. Externally, the lodge further offers a sizeable private sun terrace and allocated parking space.

Blue 3 is a modern well presented two double bedroom lodge, finished to a high standard throughout. Offering a spacious open plan triple aspect lounge/kitchen/dining area, allowing ample amounts of natural light to flood the room. The kitchen is fitted with a range of eye and base level storage cupboards, integral oven, hob, fridge/freezer and dishwasher. The lounge area is sizeable enough to house a family table and chairs, a fitted seating area, which converts into a pull out sofa bed.

Bedroom one is a rear aspect double bedroom offering built in storage and a WC. Bedroom two is a further double guest room. To complete the accommodation is the modern fitted shower room, comprising double shower cubicle, wash hand basin and WC.

Externally, the lodge is fitted with a large private sun terrace, ideal for al-fresco dining. The lodge comes with a private allocated parking space.

At Chesil Beach Holiday Park the owner can enjoy the fantastic facilities available, which include a heated indoor pool with a water slide, amusement arcade, children's playground, indoor soft play area, gym, fully licensed bar and restaurant, as well as scheduled evening entertainment at The Venue.

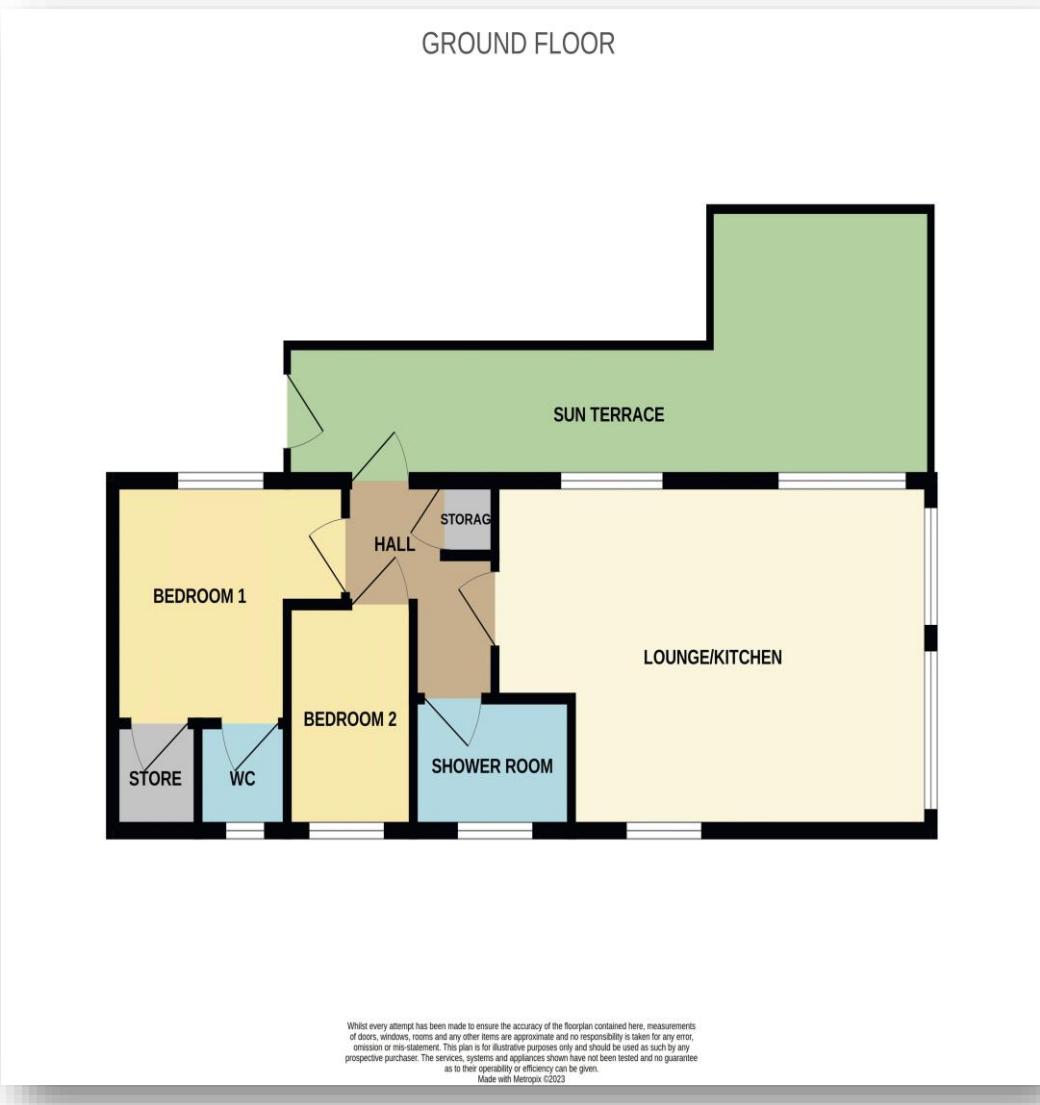
The lodge is ideally placed for enjoying the local beaches of Smallmouth Bay and Sandsfoot. World Heritage coastal walks are within close proximity along the Fleet Nature Reserve and the Rodwell Trail. The wonderful facilities at the National Sailing Academy, Portland Harbour and Osprey Quay Marina are a short drive away.

For further information, or to arrange a viewing of this fantastic lodge, please call Austin Estate Agents.

The vendor informs us that the site fees and rates are £6,645.12 and £690.12 per annum respectively.



## FLOORPLAN:



## LOCATION:



**COUNCIL TAX RATING: N/A    TENURE: Leasehold**

**Austin Estate Agents** **115 Dorchester Road, Weymouth, Dorset, DT4 7JY** **Phone: 01305 858470** **www.austinpropertyservices.co.uk**

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.