

**2015
ABI
SUNNINGDALE**

38FT X 12FT

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TWO BEDROOMS

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PLOT 161

**STANDARD
SITE FEE****£47,100**

THE HOLIDAY HOME

THE SUNNINGDALE IS A MODERN AND CONTEMPORARY HOLIDAY HOME SITED ON A LOVELY WOODED PLOT, CLOSE TO THE BIRD HIDE AND NEXT TO A FIRE BREAK. IT IS FULLY FENCED WITH EASY PARKING VIA A DOUBLE GATE, WITH A SHED & DECKING AREA

THE SUNNINGDALE HAS A SPACIOUS, BRIGHT LIVING AREA WITH A CONTEMPORARY, WELL-EQUIPPED KITCHEN AND MODERN ELECTRIC FIRE TO LOUNGE. THE MASTER BEDROOM HAS A KING SIZE BED AND EN-SUITE WITH BATH & SHOWER, A FAMILY SHOWER ROOM, TWIN BEDROOM & PULL-OUT BED TO LOUNGE, MAKING IT AN IDEAL FAMILY HOLIDAY HOME.

KEY FEATURES

TWO BEDROOMS
KING SIZE MASTER
EN-SUITE BATHROOM
FAMILY SHOWER ROOM
BED SETTEE
DECKING & FENCING
SHED
PARKING ON PLOT
WOODLAND PLOT

Please note pictures are for illustration only and final spec may differ from that shown.

www.kellingheath.co.uk

ADDITIONAL FEATURES

- ✓ QUIET PLOT
- ✓ FEATURE FIRE PLACE
- ✓ SOFA & 2 ARM CHAIRS
- ✓ FREE STANDING FURNITURE
- ✓ DOUBLE GLAZED & CENTRAL HEATING
- ✓ FULLY FENCED



Kitchen



Lounge



Bedroom

LICENCE

LICENCE ON PARK UNTIL 26/07/2030

CONTACT US

Email:

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Telephone:

01263 589900

ALL OF OUR HOLIDAY HOMES FOR SALE

CAN BE VIEWED BY VISITING

WWW.KELLINGHEATH.CO.UK/HOLIDAY-HOMES-FOR-SALE

This holiday home is being sold on behalf of a private individual (the "Vendor"), with Kelling Heath Holiday Park acting as agent (an "Agency Sale"). Any sales contract will be with the Vendor, not Kelling Heath Holiday Park, and your legal rights as a purchaser are therefore limited. You can expect the holiday home to be as described, but you must check for yourself that it is fit for purpose and of satisfactory quality. The warranty is only valid for the first homeowner. This Agency Sale is subject to the provisions of the Licence Agreement (which will be between you and Kelling Heath Holiday Park) for Caravan Holiday Homes. Kelling Heath Holiday Park, for themselves and for the Vendor of this holiday home for whom it acts as agent, gives notice that: the information regarding the caravan holiday home set out in these particulars has been provided by the holiday home owner(s), not Kelling Heath Holiday Park; while every care has been taken in the preparation of these particulars, no guarantee is made by Kelling Heath Holiday Park as to their accuracy, nor do they constitute any part of an offer or contract; and the vendor does not make or give, and neither does Kelling Heath Holiday Park, or any persons in their employment have any authority to make or give, any representation or warranty in relation to this caravan holiday home. Please contact Kelling Heath Holiday Park if you have any questions about this caravan holiday home. Kelling Heath Holiday Park is a division of Timewell Properties Limited (a company registered in England and Wales under company number 00747225 whose registered address is Bankside 300 Peachman Way, Broadland Business Park, Norwich, Norfolk, NR7 0LB.