



STATIC CARAVAN, FEES FULLY PAID, ISLE OF SHEPPEY (7,995 GBP)



Location **East of England, Essex**
<https://www.freeadsz.co.uk/x-392342-z>

The Caravan: 28' x 12', 2 bedrooms, one double, one single and a double pull out bed in living room (sleeps 5). The van has been refurbished at great expense. The living room/dining area has had all of the woodwork re-finished and has been completely decorated, includes flat screen television and Freesat dish with receiver and a DVD player. Kitchen has had all of the doors re-finished and new laminate flooring, includes under-counter fridge and separate freezer. The bathroom has a shower cubicle, washbasin and close coupled loo with a new floor finish, new basin taps/waste, and loo has new flush mechanism and cistern lever with a soft close seat and lid. Double bedroom has been decorated and the woodwork re-finished. Exterior includes a verandah with decking base, the underside has been re-insulated and new membrane fitted. There is also a water heater that is only three years old. A lot of time, energy and money have been spent on this van to give it a nice new refreshing look and feel. The site: Located on Eden Park, off Warden Road in Eastchurch, Isle of Sheppey in the beautiful Kent countryside. The site is quite small and privately owned only around 50 or so vans on site. The site has 24hr security and although there are no actual facilities on site, there are neighboring parks which have a shop, club and swimming pool where you can purchase day passes to use their facilities. The ground rent this season is £1850, which is fully paid. Season runs 1st March - 31st October. Electricity is billed 2 times year, average bill is around £25, obviously depends on how much you use. Gas is bottled and can be purchased on site. The site is family friendly with a mixture of semi retired to young couples/families. Everybody is very friendly. The site is also dog friendly; dogs must be kept on a lead at all times. Wi-Fi vouchers can be purchased on site if you need fast internet access. More pics are available than I can post online, so drop me an email and I can forward more images. Remember, the site fees for this season

are fully paid, so there is nothing to pay until March 2017. This is the ideal time to buy to enjoy for the rest of the year with no

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