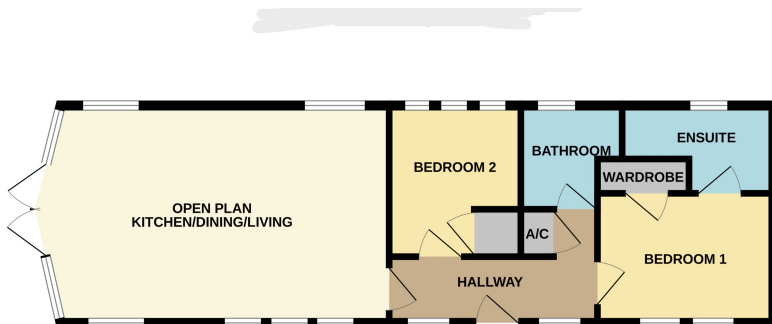




69 Windsurf Bank, Tallington Lakes PE9 4RJ

£72,500



\*\*\* PRESTIGE SEASCAPE LODGE \*\*\* This two double bedroom lodge is exceptionally well presented, with a contemporary open plan style of living. Briefly comprising light and airy kitchen/living/dining space, entrance hall, two double bedrooms, both with built-in wardrobes, and an en-suite to the principle. A modern family bathroom completes the accommodation. The lease expires in 2040. Council Tax Band A / EPC Energy Rating Not Applicable.



#### UPVC DOUBLE GLAZED DOOR INTO:

#### HALLWAY

Inset spotlights, tongue and groove to ceiling and walls, radiator. UPVC double glazed windows.

#### OPEN PLAN LOUNGE / KITCHEN / DINER

19' 6" x 12' 10" (5.94m x 3.91m) (approx)

#### LOUNGE

Tongue and Groove to ceiling and walls, inset spotlights, radiator, air conditioning unit. Three UPVC double glazed windows.

#### DINING AREA

Tongue and groove to ceiling and walls, radiator, inset spotlights. Three UPVC double glazed windows.

#### KITCHEN

Fitted with a range of eye level and base units with worktop over. One and a half bowl stainless steel sink and drainer. Oven, gas hob and extractor over. Tongue and groove to walls and ceiling. Integrated 3/4 dishwasher and fridge / freezer. UPVC double glazed window.

#### BEDROOM ONE

10' 5" x 7' 8" (3.17m x 2.34m) (approx) Two UPVC double glazed windows. Tongue and groove to ceiling and walls, built in wardrobe, radiator.

#### EN SUITE

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC. Heated towel rail, part tiled, tongue and groove ceiling and walls, inset spotlights. UPVC double glazed window.

#### BEDROOM TWO

7' 10" x 8' 6" (2.39m x 2.59m) (approx) Three UPVC double glazed windows. Built in wardrobe, radiator. Tongue and groove to ceiling and walls.

#### BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC. Part tiled, chrome heated towel rail, tongue and groove to ceiling and walls, inset spotlights. UPVC double glazed window.

#### AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

#### AGENT NOTE 2:

Annual plot fee from 1st April 2025 to 31st March 2026 £3,074.61. Sewage £607.94, water rates £424.36, electricity standing charge £81.84, insurance admin fee £31.49. Tallington Lakes will move the lodge from its current location on the lake to another part of the site on completion of any purchase to another site within the park. The purchaser will be responsible for the cost of moving the lodge and the decking

