



Victory Parkview



# Victory Parkview

, Larkfield Holiday Park, Burton Bradstock, DT6  
AND  
Hive Beach/Burton Bradstock Village Centre 0.25 miles.

A stunning new holiday lodge in a beautiful setting just back from Hive Beach, in the sought after picturesque village of Burton Bradstock

- New luxury holiday lodge
- 2 Bedrooms
- High specification
- Beautiful park
- Pitch fee £6,702 per annum
- 40ft x 20ft
- 2 Bathrooms
- Decking
- Close to beach and village centre
- Expiry 2047

Guide Price £119,995

## AGENT'S NOTE

The property is for second home/holiday use only and cannot be your main residence. No lettings are allowed.

## THE PROPERTY

Victory Parkview is a stunning new holiday lodge, inspired by a modern farmhouse and boasting contemporary design features.

The impressive specification includes:

- Beautifully crafted modern farmhouse style kitchen
- Neutral colour scheme
- Herringbone flooring
- Marble style worktops
- Integrated appliances and contemporary sink
- Stone woodgrain shaker style units
- Master bedroom with en-suite
- Twin room with en-suite facilities



- Gas central heating
- Double glazed
- Decking
- Off-road parking
- Landscaped communal grounds
- Dog friendly park with dog walking pathways on adjacent land
- Family friendly park
- Leisure facilities at nearby sister parks available including swimming pool, bar and restaurant etc.
- Season – 46 weeks (10.5 months) with the park being closed for 6 weeks in January/February each year

## LICENCE

New 35 year licence with 10.5 months' season. Annual pitch fees to cover upkeep of communal areas, rates, water charges and VAT.

## SITUATION

Larkfield Holiday Park is a small intimate and peaceful holiday park, just a few minutes' walk from the Jurassic Coast and the popular National Trust Hive Beach with cafe, forming part of the beautiful World Heritage coastline. Burton Bradstock is considered to be the most sought after village in West Dorset, being very picturesque and well known for its period stone and thatched cottages. It has excellent local facilities including a garage/shop, Post Office, public houses, church, village hall, primary school, library and nearby farm shop. There is a regular bus service.

The village lies within an Area of Outstanding Natural Beauty (AONB). The thriving market town of Bridport is only a few miles to the west with a whole range of facilities. The harbour and coastal resort of West Bay is also very nearby.

## SERVICES

Mains electricity, drainage water and gas.

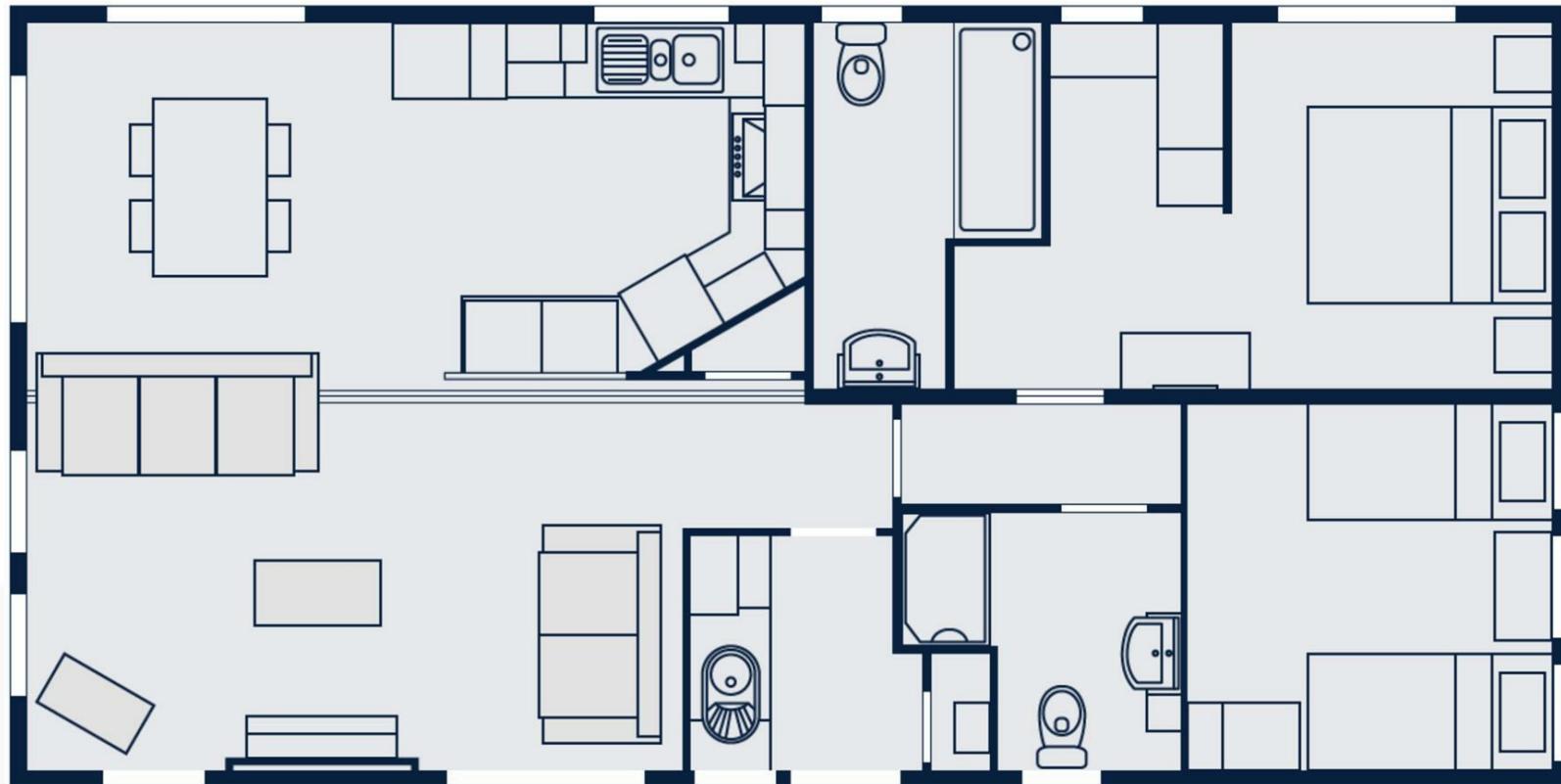
## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Bridport go along the coastal road to Burton Bradstock. Continue through the village and shortly after passing the garage/shop, take the next left into Bredy Lane. Larkfield Holiday Park is seen shortly on the right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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