



Broadland Sands Holiday Park Coast Road, Corton Lowestoft NR32 5LQ



welcome to

Broadland Sands Holiday Park Coast Road, Corton Lowestoft

William H Brown are pleased to present this DETACHED 2 BEDROOM PARK HOME on a popular seaside holiday park in CORTON, boasting a wide range of facilities & with ACTIVITIES FOR ALL THE FAMILY. Offering 11.5 month occupancy. ****ONLY £25,000****



William H Brown are pleased to present this DETACHED 2 BEDROOM PARK HOME on a popular seaside holiday park in CORTON, boasting a wide range of facilities & with ACTIVITIES FOR ALL THE FAMILY. Offering 11.5 month occupancy, accommodation comprises an OPEN - PLAN lounge / kitchen / diner, bathroom & 2 bedrooms. **ONLY £25,000**

Accommodation

Park Home - Ground Floor

Lounge/ Kitchen

17' 5" x 11' 10" (5.31m x 3.61m)

Lounge Aspect: Double glazed window to Front and Side, Open plan with Kitchen, Feature fireplace, Spotlights, Integrated Sofa and units, Carpet flooring.
Kitchen Aspect: Double glazed Side access door, Door to hallway, Fitted Wall and Base Kitchen units with Work surfaces, Sink and drainer unit, Spotlights, Space for a gas cooker, Power points.

Hallway

Door to Both Bedrooms and Shower room, Radiator, Wood effect flooring.

Bedroom 1

11' 9" x 9' 9" (3.58m x 2.97m)

Two Double glazed windows to Side aspect, Double Bedroom, Door leading to En Suite, Radiator, Power points, Fitted wardrobes, Carpet flooring.

En Suite

Double glazed window to Side aspect, Toilet, Wash hand basin, Radiator, Wood effect flooring.

Bedroom 2

7' 11" x 5' 9" (2.41m x 1.75m)

Double glazed window to Side aspect, Built in wardrobe, Power points, Radiator, Carpet flooring.

Shower Room

Double glazed window to Side aspect, Toilet, Wash hand basin, Shower cubicle with glass door, Radiator, Wood effect Flooring.

Outside

Grass parking space to Side of the Park Home with steps leading to Double glazed front door.

Agents Note

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



view this property online williamhbrown.co.uk/Property/LOW108301



welcome to

Broadland Sands Holiday Park Coast Road, Corton Lowestoft

- Two Bedrooms
- Close to the Coast
- Ample On Site Facilities
- 11.5 Month Occupancy
- Near to Local Amenities
- Main Bedroom En Suite
- Separate Shower Room
- Open Plan Reception Space with Lounge/Kitchen

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW108301



Property Ref:
LOW108301 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk