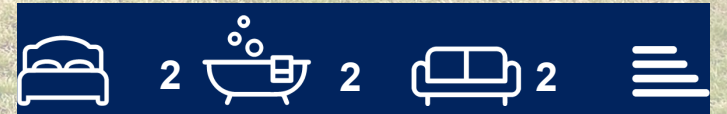


HARDIMANS



28 Highgrove Close
, Lowestoft, NR32 2RG
£128,000



28 Highgrove Close, Lowestoft, Suffolk, NR32 2RG

AGE RESTRICTION - No person under the age of 55 years may reside in a Park Home.

Welcome to Highgrove Close, Lowestoft - a charming location for this delightful mobile home! This property boasts 2 reception rooms, 2 bedrooms, and 2 bathrooms, making it a cosy and comfortable living space. The vendors are delighted to report they have just refitted the gas boiler (A rated), in October 2024, which will have the benefit of a 5 year warranty.

Situated on an attractive plot, this mobile home offers a rear patio area where you can enjoy some outdoor relaxation. The convenience of communal parking adds to the ease of living in this lovely Park Home.

Whether you're looking for a peaceful retreat or a cozy home to settle down in, this property on Highgrove Close offers a wonderful opportunity to enjoy a relaxed lifestyle. Don't miss out on the chance to make this charming mobile home your own!

**UPVC double glazed door to
ENTRANCE HALL**
radiator, built-in broom cupboard.

CLOAKROOM
low level wc, washbasin, radiator, upvc
double glazed window.





KITCHEN

range of base and wall units, single drainer sink, gas cooker point, extractor fan, plumbing for automatic washing machine, space for dishwasher, upvc double glazed window.

DINING ROOM

upvc double glazed window and door, radiator, built-in cupboard housing A" rated Combi boiler fitted with 5 year warranty fitted 2024, large opening to

SPACIOUS LOUNGE

2 bay windows, additional side window, upvc double glazing, 2 radiators.

BEDROOM 1

double built-in wardrobe cupboard, vanity unit with washbasin (cold water supply only), upvc double glazed window and radiator.

BEDROOM 2

2 fitted wardrobe cupboards, vanity unit, upvc double glazed window and radiator.

BATHROOM

cased bath, low level wc, electric shower unit, pedestal washbasin, radiator, upvc opaque glazed window.



OUTSIDE

To the front, lawned gardens, flower and shrub borders, paved pathways. To the side, steps leading to entrance & enclosed garden area, gas and electric meters. To the rear, paved patio, aluminium framed greenhouse, Modern easy maintenance garden store. To the alternate side of the bungalow are some further steps leading to a second entrance from the dining room. Opposite the property is a communal car parking area.

BUYING PROCEDURE

It is not essential to use a solicitor when purchasing a Park Home, legal conveyancing is not required therefore there are no obligatory legal charges. However, many people choose to use a solicitor particularly if they are also selling a property. The Park owner gets upto 10% of the selling price, (known as a commission) when you sell your home. In addition, the buyer will need to fill in a 'Notice of Assignment Form' so they can pay the commission to the park owner.

PARK CHARGES

Approximately £148.00 per month, payable on the 1st of every month and renewed on the 1st January 2024. These fees cover all general maintenance of the park including, street lights etc.

SECURITY AND TENURE

An agreement under the mobile homes tax 1983 updated in 2013, will be provided, which gives home owners security of tenure.

AGE RESTRICTIONS

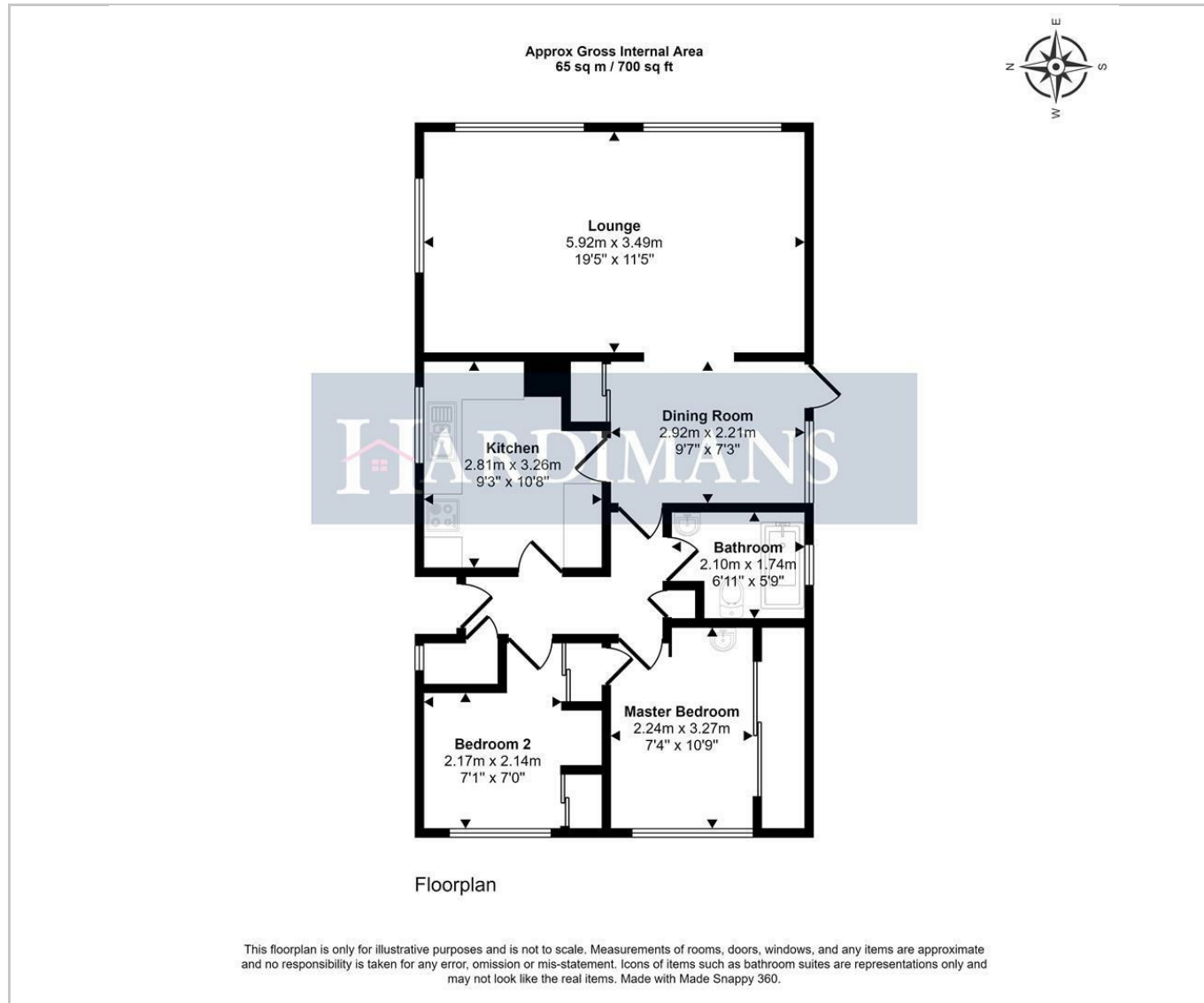
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COUNCIL TAX BAND

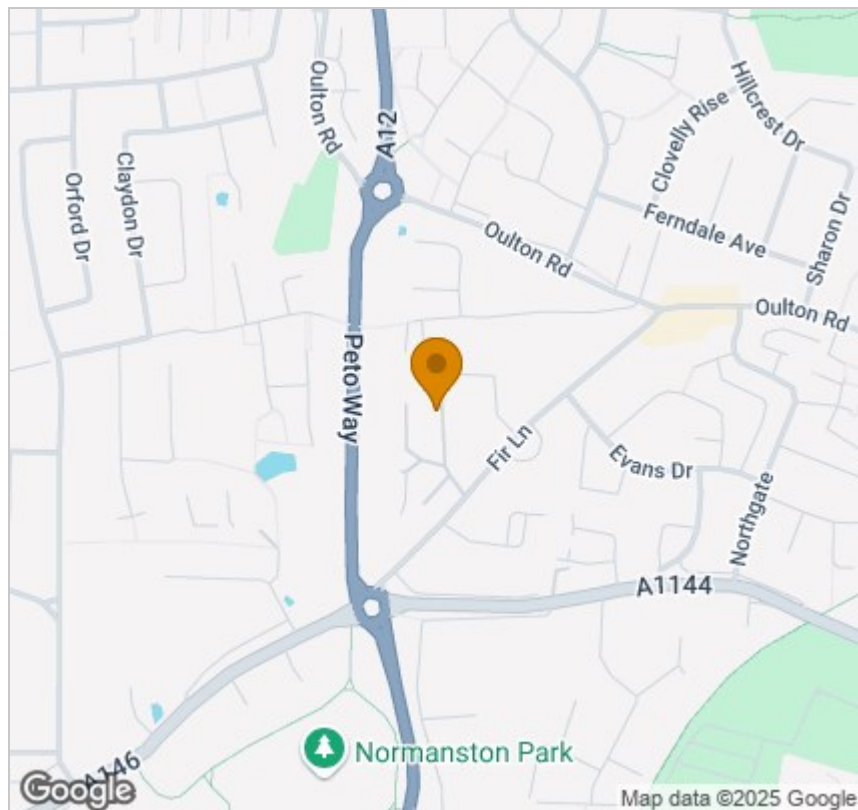
A



Floor Plan



Area Map



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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