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BIRDS

ESTATE AGENTS

ESTABLISHED 35 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

£23,000

Includes majority of contents



A 2021 Willerby Kelston 3 bed caravan located on the Anmer area of the park close to all the amenities and a short 5 minute walk to the seafront.

Open Plan Lounge/Diner/Kitchen fitted with a range of base and wall units incorporating gas cooker with extractor over, fridge/freezer, microwave, seating area with dining table and bench seat, wrap around seating with pull-out bed, feature electric fire, cupboard containing the gas combi boiler.

Hall

Shower Room shower cubicle, hand basin & wc.

Bedroom twin beds with wardrobe.

Bedroom twin beds with wardrobe.

Bedroom double bed with cupboards & shelving over, wardrobe, **ensuite** wc & hand basin.

Outside wide decking to the side, grass parking, storage box.

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Manor Park Holiday Village is one of two large holiday parks on the south side of the town, well-served with amenities including a club and swimming pool. Beaches and the sea-front are not too far away and Hunstanton is a popular town for holidaymakers.

Occupation is 11 months in each year (15th January to 15th February 2024 excluded), holiday use only.

There is an annual site fee in respect of grass cutting and rubbish collection etc. and use of the amenities, £6727.29 . Water and General rates £508.67 pa.

Commercial sub-letting is permitted.

