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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

19 ORCHARD PARK
STATION ROAD
HEACHAM
PE31 7HF

Guide Price: £160,000

NO ONWARD CHAIN



**A very well presented Tingdene Dolben Lodge 40'x20'
residential park home located in the centre of the village.
OVER 50'S**

ENTRANCE HALL • SITTING ROOM • DINING ROOM • KITCHEN •
MASTER BEDROOM WITH ENSUITE SHOWER ROOM & WALK-IN WARDROBE •
DOUBLE BEDROOM. • BATHROOM

OUTSIDE:

Shingled parking area, low maintenance patio garden. Storage Shed.

SERVICES: Mains electric and water. Bottled Gas.

COUNCIL TAX BAND: 'A' (£1484.89 2024/25)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Orchard Park is a well maintained residential park home site located in the centre of village close to local amenities, the promenade and beach are a short distance away. there is a regular bus route to Kings Lynn (13 miles) and along the A149 coast road to Wells-next-the-Sea.

The property has the benefit of gas central heating and upvc double glazing and is presented in good order throughout.

Entrance Hall: built-in cupboard, radiator.

Sitting Room: 16'1"x11'1" (4.90x3.38) feature fireplace with electric fire, 2 radiators, dual aspect windows, arch opening to...



Dining Room: 8'8"x8'2" (2.64x2.49) radiator, window to side

Kitchen: 15'x9'3" max (4.52x2.93) 'L' shaped and fitted with a modern range of base and wall units incorporating electric oven, ceramic hob with extractor over, 1 1/2 bowl sink unit, plumbing for washing machine, cupboard containing the gas combi boiler, airing cupboard, side entrance door.



Master Bedroom: 10'x9'6" (3.05x2.90) radiator, walk-in wardrobe with hanging rails and storage, Ensuite with shower cubicle, hand basin, wc, radiator.

Bedroom: 11'2"x9'6" (3.43x2.90) radiator.

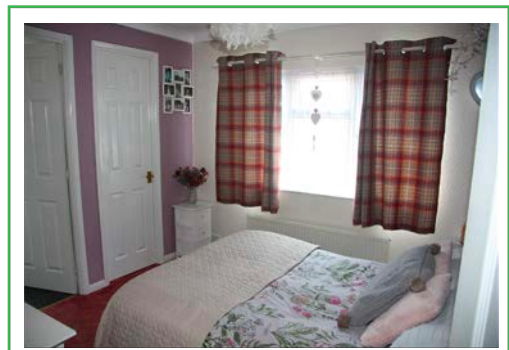
Bathroom: comprising panelled bath, hand basin, wc, radiator.

OUTSIDE

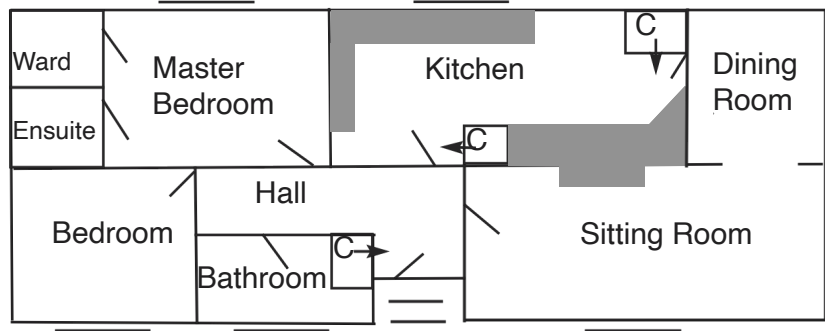
Shingled parking to the side, gate to low maintenance patio garden.
Shed.

NOTE

1. There is an Agreement under the Mobile Homes Act 1983 and rules and regulations to abide by.
2. There is a monthly ground rent payable to the site owners of £189, reviewed in November and payable from January in each year.
3. There is a minimum age restriction of 50.
4. Pets are allowed by agreement with the owner.



Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.

SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.

THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.