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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

MANOR PARK HOLIDAY VILLAGE  
MANOR ROAD  
HUNSTANTON PE36 5AZ

### £45,000

to include the majority of the contents  
TENURE TILL 31ST DECEMBER 2040



**A 3 bedroom 2019 Victory Belmor CL 38'11" x 12'1" located in a quite location at the end of a cul-de-sac, it has the unusual layout of a central lounge with the bedrooms at either end, mains gas and double glazing and is presented in excellent condition throughout, would make ideal second home or holiday let.**

**Lounge/Diner/Kitchen:** double doors opening to lounge area with wrap around seating with pull out double bed, electric fire, dining table and chairs, kitchen area with base and wall cupboards incorporating gas cooker with extractor over, microwave/grille/combi.

**Shower Room:** shower cubicle, hand basin, wc.

**Bedroom:** full size twin beds, wardrobe with drawers.

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**Bedroom:** double bed, wardrobe with drawers, dressing table, **Ensuite** shower cubicle, hand basin, wc, cupboard containing the Morco gas combi boiler.

**Outside:** decking to side, hard standing for 2 vehicles, storage box, grassed area.

**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 2025 excluded), holiday use only.

There is an annual site fee in respect of grass cutting and rubbish collection etc. and use of the amenities, £6196.19 (2025). Water and General rates £508.67 pa.

Commercial sub-letting is permitted.

