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# BIRDS

## ESTATE AGENTS

ESTABLISHED OVER 36 YEARS



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MANOR PARK HOLIDAY VILLAGE  
MANOR ROAD  
HUNSTANTON PE36 5AZ

### Guide Price: £62,500

includes contents

Tenure until 31st December 2041



**A 2021 ABI Ambleside 6 berth caravan 40'x13' located at the end of a cul-de-sac.  
Immaculately Presented.**

**Open Plan Lounge/Diner/Kitchen:** fitted with a range of base and wall units incorporating gas double oven, microwave, fridge/freezer, washing machine, dishwasher, 5 burner gas hob with extractor over, dining table & 4 chairs, 2 matching sofas (1 sofa bed) electric fire, patio doors to front decking.

**Hall:** cupboard containing the Morco gas combi boiler.

**Shower Room:** large walk-in shower cubicle, vanity hand basin, wc, roof window.

**Master Bedroom:** Kingsize Bed, dressing table, wardrobes, drawers with padded seat & storage, **Ensuite** shower cubicle, hand basin, wc.

**Bedroom:** twin beds, wardrobe, vanity mirror & shelving.

**Outside:** parking for 2 cars, , decking to front and side.



**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. Hunstanton is a popular town for holidaymakers with beaches and the sea-front promenade closeby.

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, £7522.57 . Water and sewage rates £508.67 pa.

Commercial sub-letting is permitted. Pets on a lead.

