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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



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MANOR PARK HOLIDAY VILLAGE  
MANOR ROAD  
HUNSTANTON PE36 5AZ

### Guide Price: £25,000

to include the majority of contents



A 2017 36x12 ABI Trieste 2 bedroom, 6 berth caravan located on the Hampton area of the site close to the club house and amenities, ideal holiday let/second home.

In excellent condition throughout.

**Open Plan Lounge/Diner/Kitchen:** wrap around seating incorporating pull out double bed, feature electric fire, wall mounted tv, dining table and corner seating & 2 stools, fitted base and wall units, gas cooker with extractor over, microwave, fridge/freezer.

**Bedroom:** twin beds, wardrobe & shelves.

**Bedroom:** double bed, wardrobe, dressing table, wall mounted tv, **Ensuite** wc, hand basin, cupboard containing gas boiler.

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

**Outside:** hard standing for vehicle parking, decking, 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 205 excluded), holiday use only. There is an annual site fee for 2025 in respect of grass cutting and rubbish collection etc. and use of the amenities, £8274.84 pa. Water and General rates £508 pa.

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

