

email: jill@birdsestateagents.co.uk



BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

tel: 01485 534560

MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

£15,500

Vacant Possession Upon Completion



A 2012 29'x12' Delta Resort 2 bedroom caravan located on the Balmoral area of the park, ideal holiday let/second home in good condition throughout.

Kitchen fitted with a range of base and wall units, gas cooker (12 month old), fridge (12 months old) sink unit. Cupboard containing the Ariston gas combi boiler only 1 year old, alarm.

Lounge/Diner wrap around seating incorporating new pull out double bed electric fire.

Shower Room shower cubicle, hand basin and wc.

Bedroom twin beds, wardrobe.

Bedroom double bed, wardrobes, **ensuite** wc and hand basin.

Outside: decking to front and side, grass parking, paved patio to the rear.



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, £7500 pa. Water and General rates £508.67 pa.

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

