

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

Guide Price: £65,000

to include the majority of the contents and
site fees for 2025



A 2022 Carnaby Chantry Lodge 40'x14' located on the Highgrove area of the park over looking a pond and is presented in excellent condition throughout.

Hall: Cloaks cupboard.

Open Plan Lounge/Diner/Kitchen: fitted with a range of modern base and wall units incorporating fridge/freezer, range style gas cooker with extractor over, dishwasher, washer/dryer, microwave, dining table & 4 chairs the Lounge Area has corner seating with pull out double bed, feature electric fire, patio doors to front decking.

Bedroom: full size twin beds, wardrobe & chest of drawers, tv.

Bedroom: king size bed, wardrobes, tall shelved cupboard, dressing table, TV **Ensuite** with shower cubicle, wc & hand basin, cupboard containing the gas combi boiler.

Shower Room: large walk-in cubicle, hand basin & wc.

Outside: ample parking for 2 vehicles, decking to front and side with astro turf, storage box, tap & lights



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, £6368.49 . Water and General rates £456.38 pa.

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

