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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
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5 NEWLANDS CARAVAN PARK  
SOUTH BEACH ROAD  
HEACHAM  
PE31 7BA

**£29,995** - 2025 site fees paid  
to include the majority of the contents  
NO TENURE



A well presented and maintained 2016 'Willerby Brockenhurst' 2 bedroom  
6 berth caravan with gas central heating & upvc double glazing.  
11 month holiday occupation, located on this quiet site in the popular South Beach area  
of the village.

Side Steps to Open Plan **Lounge/Diner/Kitchen:** fitted with a range of base and wall units incorporating  
sink unit, gas cooker with extractor over, fridge/freezer, dining table & chairs, 2 seater sofa with storage  
matching 4 seater sofa with pullout double bed, feature electric fire.

**Shower Room:** large walk-in shower cubicle, hand basin and wc, cupboard containing gas combi boiler.

**Bedroom 1:** king size bed with over head storage, wardrobe, dressing table, **Ensuite** wc, hand basin.

**Bedroom 2:** twin beds with over head storage, wardrobe & drawers.

**Outside:** small decking and steps, parking, patio, shed.



**TO VIEW:** PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Newlands Caravan Park is situated in the south beach area of Heacham and is well maintained and managed, close to the beach and there is a shop nearby selling a variety of everyday essentials, the village centre is just a short walk away with pubs, restaurants and a supermarket.

Occupation is from 15th February - 14th January.

The annual site fee for 2025 including water £3750.

Commercial sub-letting is not permitted (family and friends only). Dogs allowed on a lead.

