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62 Westgate
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MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

Guide Price: £85,000

tenure until December 2071
Including all contents if required



A 2 bedroom 2022 Willerby Mapleton 40'x20' spacious luxury lodge located on the western edge of the Kensington area of the park.

• **IMMACULATE THROUGHOUT** • **VIEWING RECOMMENDED** •

Side door to entrance lobby with hanging space for coats.

Open Plan Lounge/Diner/Kitchen fitted with a range of modern base and wall units incorporating double oven, microwave, gas hob with extractor over, dishwasher, washer/dryer, wine cooler, American Style fridge/freezer, breakfast bar with stools, cupboard containing gas combi boiler, **Dining Area** table with corner seating and 2 chairs, **Living Area** large 'L' shaped sofa with pull-out bed, 80" tv, storage unit, patio doors to front decking.

Bathroom bath with shower, vanity handbasin, wc.

Bedroom full size twin beds, wall mounted tv, wardrobe with hanging space and drawers.

Master Bedroom king size bed, wardrobe with hanging space and drawers, dressing table, wall mounted tv, **Ensuite** large shower cubicle, vanity hand basin, wc.

Outside decking to the front, side and rear (rear outside furniture not included) lawn, storage shed, hard standing for parking.

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 2024 excluded), holiday use only.

There is an annual site fee in respect of grass cutting and rubbish collection etc. and use of the amenities, £6259.33 (2024). Water and General rates £508.67 pa.

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

