



# FLEXIAGENT

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## Gravel Lane

Southport, PR9 8BU

**Asking Price £114,995**

Flexi-Agent is delighted to present this modern two-bedroom static home located in the sought-after Brooklyn Holiday Park, just minutes from Southport. This beautifully presented home is offered with 2025 site fees, full wrap around UPVC decking, and the option to choose your pitch. Located within a gated community just 10 minutes from Southport, the park offers both relaxation and convenience with excellent transport links. Blackpool Tower, one of the UK's most iconic landmarks, is under an hour's drive away and offers breath taking views over the Irish Sea. Crosby Beach, known for its expansive sands and striking sculptures, is also nearby and provides a fantastic day out.

This home features a bright open-plan living and kitchen area with patio doors that open to the decking. The kitchen comes with integrated appliances, and the property benefits from BS 3632 residential specification, central heating and double glazing throughout. The master bedroom includes a convenient en-suite with a shower. It is fully furnished and ready for immediate enjoyment. Finance and funding options are available with a minimum 10% deposit. Brooklyn Holiday Park is an owners-only site with a 50-week season, and there are no age restrictions on ownership.

### Park Highlights:

Set in a peaceful rural location, Brooklyn Park provides an intimate, adult-friendly community with regular events, coffee mornings, and social gatherings. Owners also enjoy access to premium leisure facilities at the nearby sister park, just five minutes away by car. These include an indoor swimming pool, a gym, a splash park, and the Coast and Country Bar & Restaurant, where owners receive a 10% discount.

Viewings are available upon request.

## Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedroom
- Residential Specification
- Site fees for 2025 Included
- 50-week season
- Spacious open-plan living and kitchen area with patio doors
- Integrated kitchen appliances
- Access to nearby leisure facilities including a pool, gym, and restaurant
- Central heating and double glazing throughout
- Full wraparound UPVC decking with glass front included
- Viewings available upon request



2



2



1





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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