



Aldreds
Estate Agents

23 Beach Farm Arbor Lane
East Pakefield, Lowestoft, NR33 7BD
Asking Price £105,000



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Aldreds are delighted to offer this spacious 2 bedroomed park home which is only 6 years old being a 2019 model. This superb mobile home has full residential use and offers versatile spacious accommodation including entrance hall, open plan kitchen/dining area, lounge, bathroom with bath and shower and 2 bedrooms. To the outside there is a potential off road parking space if required along with lawned gardens and a modern metal storage shed. There is also a raised veranda with ample space for bistro style dining. Beach Farm residential park is much sought after with realistic site fees and being within a very short walk of Pakefield beach and amenities. Residential homes at this realistic asking price presented to this very high standard and with modern fixtures and fittings rarely become available and an early viewing is an absolute must with no onward chain. (All furniture and appliances included)

Entrance Hall

Fitted carpet, coved ceiling, Inset spot lighting, Upvc entrance door, radiator.

Open Plan Lounge/Kitchen/Diner

10'11" x 10'11" lounge area (3.35 x 3.35 lounge area)

Lounge Area- Fitted carpet, double aspect Upvc windows including double patio doors leading out to Juliet balcony, radiator, power points, T.V point.

Kitchen/Dining Area - 2.65 x 3.35- Timber effect vinyl flooring, range of modern quality fitted kitchen units, extended timber work surfaces, stainless steel sink with single drainer, built in stainless steel electric oven with matching four burner gas hob, enclosed extraction cooker hood, stainless steel and tiled splash backs, built in fridge/freezer, built in washing machine.

Bathroom

Timber effect vinyl flooring, quality modern fitted bathroom suite comprising shower set over a panel bath enclosed by folding glass screen, vanity sink unit, low level W.C, coved ceiling, inset spot lighting, extractor fan, Upvc window, full length heated towel rail.





Bedroom 1

10'5" x 9'3" + wardrobe recess (3.18 x 2.82 + wardrobe recess)

Fitted carpet, coved ceiling, radiator, Upvc window, power points, full range of modern fitted wardrobes with sliding mirror doors.

Bedroom 2

8'3" x 6'0" (2.53 x 1.85)

Fitted carpet, coved ceiling, radiator, power points, Upvc window, full length fitted wardrobe.

Outside

There is an extended veranda providing ample outside space for bistro style dining, further patio seating area, further range of lawned gardens with shrub borders all enclosed by low level wrought iron fencing. There is potential for off road parking space if required along with storage shed with power points

Outgoings

Council tax Band A

Site Fess approximately £185 pcm to include water and sewage charge.

Full Residential Use



Floor Plan



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

