



88a Beach Farm Caravan Park Arbor Lane

Pakefield, Lowestoft, NR33 7BD

Asking Price £58,995



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Aldreds are delighted to offer this 2 bedroomed mobile home situated in this very desirable East Pakefield location on the Beach Farm Holiday and Residential Park. The site have informed us that they are happy for residents to live in the property 12 months of the year and use it as their main address with realistic site fees of just £355 per calendar month which includes water, sewerage and all site fees. This mobile home is approximately only five years old so a very modern construction with modern fixtures and fittings throughout and tasteful decorations along with quality fitted floor coverings. The spacious accommodation includes an open plan lounge/dining area that leads to the open plan kitchen, inner hallway, 2 bedrooms, master with ensuite, W.C and a main shower room. To the outside there is a veranda which has ample space for bistro style dining, private rear and side garden with a metal storage shed. Within a short walk there is the ever popular Pakefield beach along with a full range of shopping facilities including major discount stores and supermarkets. Mobile homes on this site set at this realistic asking price rarely become available and an early viewing is strongly recommended.

Lounge/Dining Area

10'2" x 11'7" (3.12 x 3.55)

Fitted carpet, triple aspect Upvc windows, power points, T.V point, radiator.

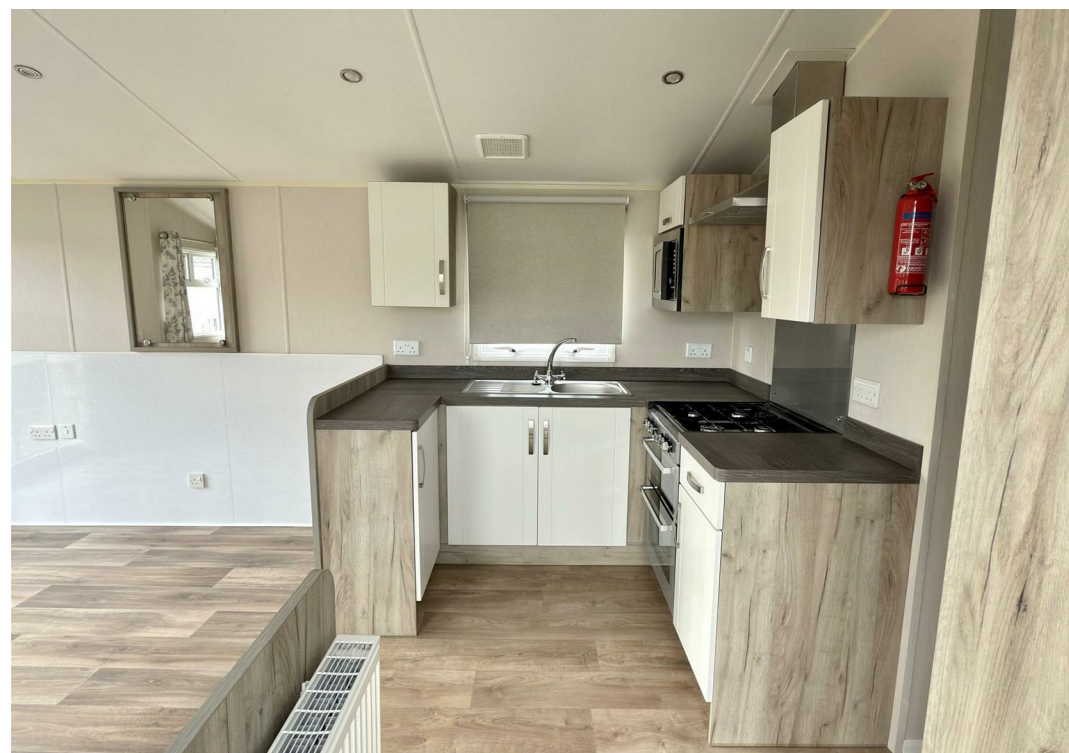
Open Plan Kitchen

11'5" x 6'2" (3.5 x 1.9)

Beautiful modern fitted kitchen integrated appliances including a full length fridge/freezer, stainless steel sink with single drainer, timber effect vinyl flooring, inset spot lighting, power points, stainless steel extraction cooker hood, glass splash backs, double oven with eye level microwave, full length walk in cupboard housing a modern energy efficient combination boiler.

Inner Hallway

Timber effect vinyl flooring.





Master Bedroom

11'7" x 8'5" (3.55 x 2.57)

Fitted carpet, Upvc window, radiator, power points, fully fitted bedroom furniture including a king size bed with newly installed mattress.

En Suite W.C

Timber effect vinyl flooring, corner sink, low level W.C, glass splash backs, Upvc window.

Bedroom 2

7'11" x 5'7" (2.42 x 1.71)

Fitted carpet, radiator, power points, Upvc window, fully fitted bedroom furniture. 2 x single beds.

Shower Room

Timber effect vinyl flooring, modern fitted shower suite comprising of a double width shower cubicle, pedestal sink, low level W.C, Upvc window, extractor fan, heated towel rail.

Outside

There is a raised verandah providing ample space for bistro style dining with a range of wrap around lawned gardens and a modern metal storage shed.

Outgoings

Council Tax Band A (Please note this is not currently registered with the council tax as it has been used as a holiday home but will need to be registered if this becomes your all year round residence.)

Site Fees - £355 per calendar month to include sewerage, water and full site fees.

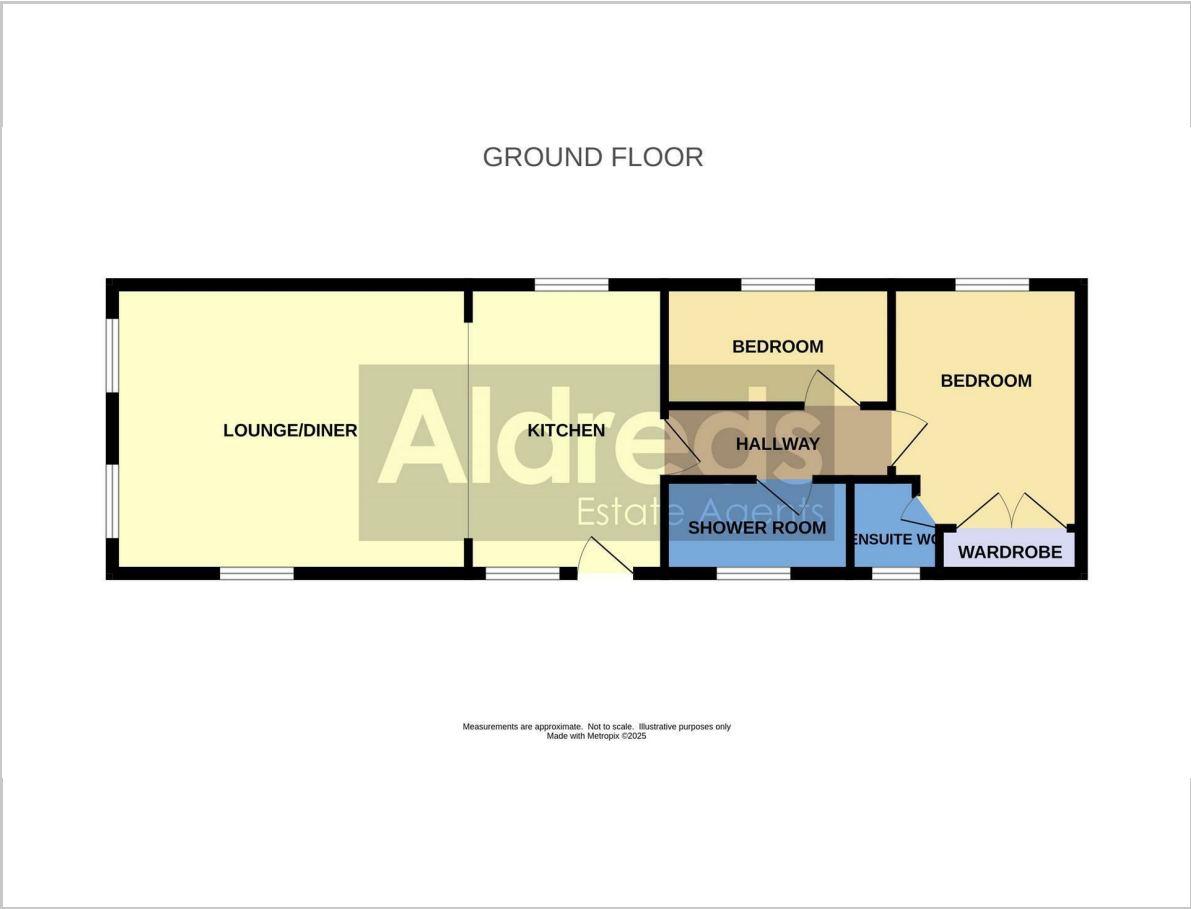
The park are happy for full residential use so can be used 12 months of the year and be classed as your main residence.

No age restrictions

Well behaved pet is welcomed.



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.

Disclaimer
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Area Map



Energy Efficiency Graph

