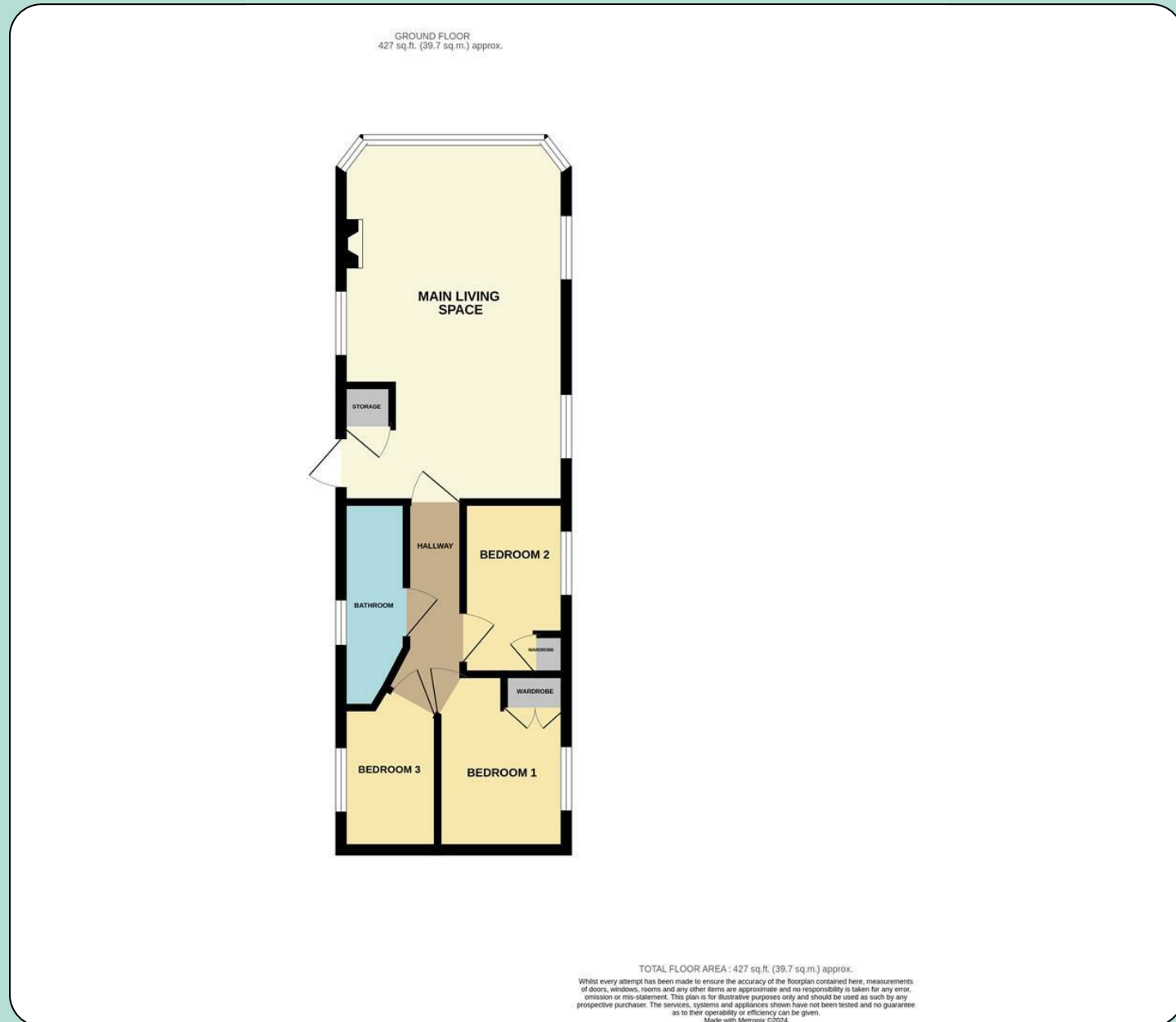


Tenure: Leasehold

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

£30,000
Offers In Excess Of



Coast Road Corton, NR32 5LQ

- Chain free
- 3 Separate bedrooms
- Well presented mobile home in sought after Corton holiday complex
- Great family opportunity
- On-site facilities
- Close to local amenities
- Off road parking
- Sought after Corton location
- Open plan living area
- Modern decor throughout

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

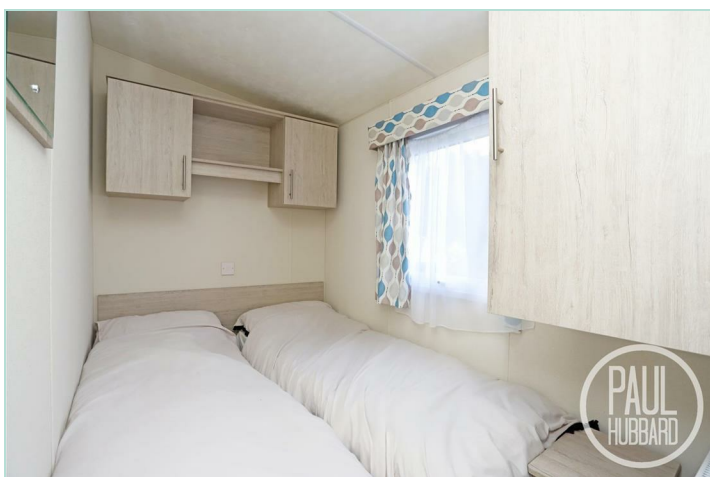
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Location

Superbly located just north of Lowestoft along the Suffolk coast, Corton boasts spectacular sunrise views and fantastic links to a number of quintessential English towns and attractions. Just 3 miles from the seaside town of Lowestoft - home to award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more. There are a number of schools in the area to suit all ages, a range of amenities including a post office, bus station and train station, both of which run regular services to Norwich.

Summary

Nestled between Great Yarmouth and Lowestoft, Broadland Sands Holiday Park offers stunning sea views and a prime location for exploring the east coast. With 11.5 months of the year open for enjoyment and no council tax, this well-maintained caravan provides mains gas and water, ensuring convenience and comfort. Located near beautiful beaches and exciting attractions, including Great Yarmouth's Pleasure Beach and the Broads National Park, there's endless adventure to be had. On-site, indulge in the indoor pool, bar, restaurant, and entertainment venue, while the kids enjoy sports courts, a play park, and adventure golf. With new gas and electric safety certificates, and never rented out, this caravan is a fantastic opportunity for coastal living.

Main living space

5.78 max x 3.56 max

This open plan living space seamlessly combines a kitchen & lounge/diner. Features include, an entrance door to the side aspect, vinyl flooring & fitted carpet, UPVC double glazed bay window to the front aspect & x3 UPVC double glazed windows to the side aspect, x2 radiators, electric fireplace, units above & below laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built in oven & gas hob, stainless steel extractor hood, integrated fridge/freezer, doors open to a storage cupboard (housing the gas boiler) and into the hallway.

Hallway

Vinyl flooring, radiator and doors opening to bedrooms 1-3 and the bathroom.

Bedroom 1

2.79 max x 2.03 max

Fitted carpet, UPVC double glazed window to the side aspect, radiator, a built in wardrobe and fitted units.

Bedroom 2

2.74 x 1.67

Fitted carpet, UPVC double glazed window to the side aspect, radiator, a built in wardrobe and fitted units.

Bedroom 3

2.33 max x 1.49 max

Fitted carpet, UPVC double glazed window to the side aspect, radiator and fitted units.

Outside

Features include, convenient off-road parking and steps leading up to a small decking area and the entrance door.

Lease information

- 23 years left to run on the lease.
- Ground rent: £6139.14 current years payment (subject to change)

Agent note

- The park is open 11.5 months of the year, closed for 2 weeks (01-14th February).
- Mains gas & water

