

£135,000  
Guide Price

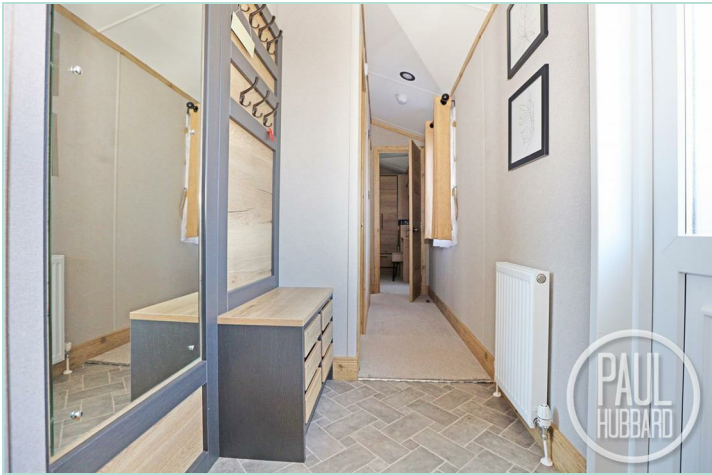


## Broadland Sands Holiday Park

Corton, NR32 5LQ

- Beautifully presented throughout
- Stunning sea views
- Perfect holiday home
- 2 Double bedrooms
- Master with ensuite
- Chain free
- Open plan living area
- Fantastic holiday park
- Moment walk to Corton beach
- Use of onsite facilities



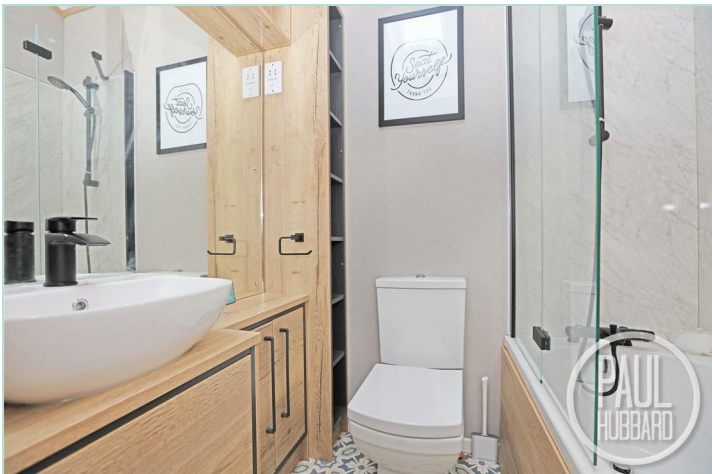


### Location

This stunning 2 bedroom lodge is situated in the fantastic Broadland sands holiday park in sought after Corton. Located a moments walk to the beach, also featuring the use of on site facilities. 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 traditional seaside town of Lowestoft - home to award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more.

### Entrance Hall

UPVC double glazed window and entrance door to the side aspect, vinyl flooring leading up to carpet, a radiator, built in storage and doors opening to the main living area, bathroom and bedrooms 1-2.



### Main Living Area

6.20m max x 4.12m

A stunning open plan space with kitchen lounge and dining areas

### Lounge

UPVC double glazed sliding doors to the front aspect opening onto the decked seating area, windows to the front and side, carpet flooring throughout, a radiator and an electric fire.

### Kitchen/Diner

UPVC double glazed windows to the side aspects, Velux window, vinyl flooring throughout, vertical radiator, units above and below, laminate work surfaces, integral phone charger, composite sink with drainer, extractor fan, 5 ring gas hob, integrated oven, fridge/freezer, dishwasher, washing machine, wine cooler, oven and grill.



### Bathroom

1.94m x 1.77m

Velux window, vinyl flooring throughout, heated towel rail, aqua boards, toilet, bath with shower attachment above and a vanity unit with hand wash basin and integral units.

### Bedroom 1

4.49m max x 2.83m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and doors opening to the en-suite, built in wardrobes and an integral dressing area.



### En-suite

2.52m x 1.00m

UPVC double glazed window to the side aspect, vinyl flooring throughout, heated towel rail, toilet, a mains fed rainfall shower enclosed within a glass cubicle and a vanity unit with hand wash basin and integral units which house the gas boiler.

### Bedroom 2

3.00m max x 3.00m

UPVC double glazed windows to the rear and side aspects, carpet flooring throughout, a radiator and doors opening to a built in wardrobe and integral dressing area.



### Outside

The lodge benefits from an off road parking space and wrapped decked seating area surround with sea views.

### Agent Note

- It is possible to stay on site 11.5 months of the year as this is a long season compared to other sites

Free 2024 & 2025 Site Fees, after that will be £6,195 per year

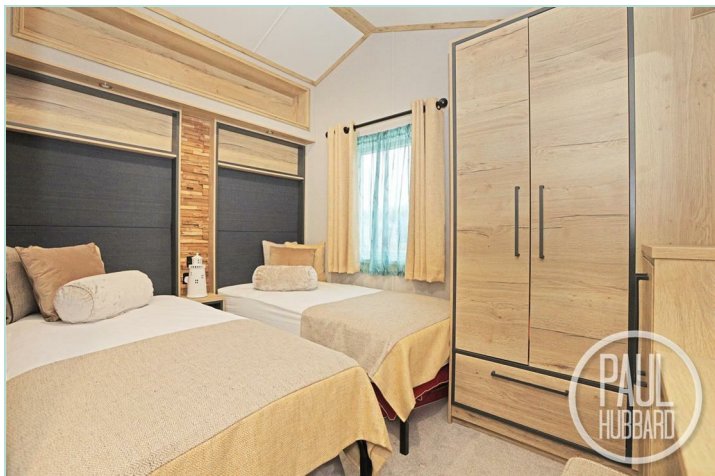
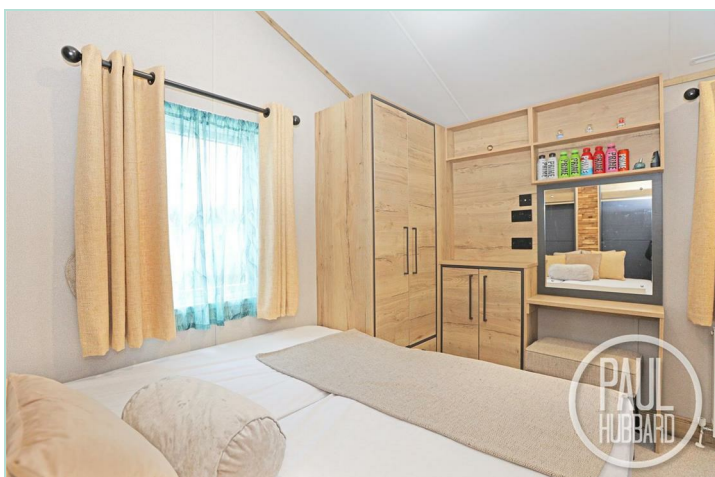
- Brand New 2023 Model
- Full 30 Year Tenure
- Full Wrap Decking

AS A HOLIDAY HOME OWNER YOU CAN ENJOY,

- 20% discount in the bar & restaurant
- Indoor heated swimming pool with flume
- Play park & arcade
- Family entertainment bar
- Full entertainment programme
- Owner's only events and discounts

PITCH FEES INCLUDE,

- Landscaped ground maintenance
- Grass cutting and edging
- Refuse collection
- Street lighting
- Superfast internet package\*

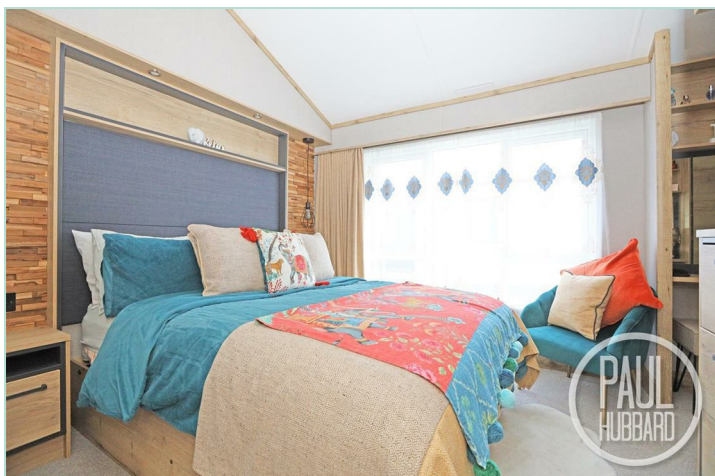


Broadland Sands offers all park facilities, as owners you'll receive a 20% discount in our freshly refurbished bar and restaurant with entertainment daily along with exclusive 'owners only' events. Keep the children entertained with Crazy Golf, Climbing Wall, Segways and Dino-Carts! Our on-site shop is open daily from 9am for all of your essentials. The park also works alongside local businesses providing owner exclusive partnerships.

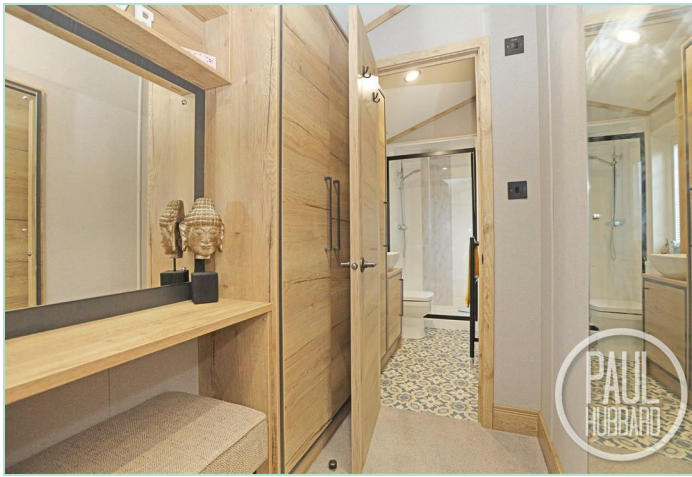
Local to the area is award winning beaches including Gorleston Beach (2023's Best Beach in the UK Award) 3.5 miles away and the Norfolk Broads just 3.9 miles.


### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







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

CLIFF VIEW  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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