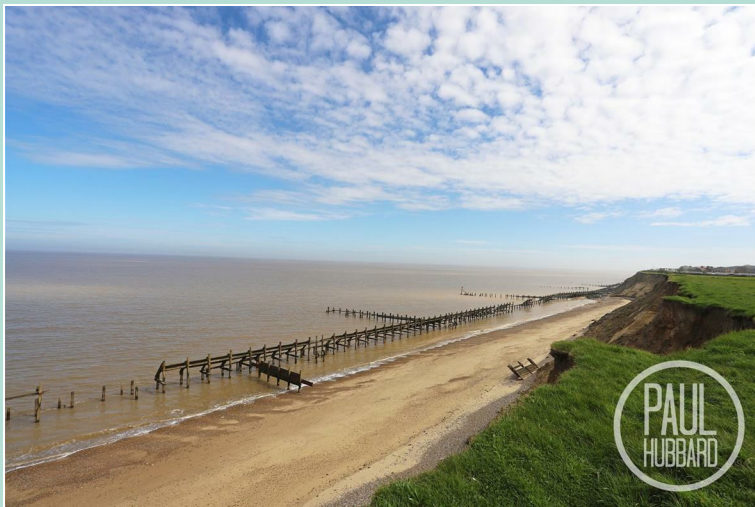


£135,000  
Offers In Excess Of



## Coast Road Corton, NR32 5LQ

- Chain free
- 2 Separate bedrooms with walk-in wardrobes
- En-suite shower room to the master bedroom
- Executive mobile home in sought after Corton holiday complex
- Great family opportunity
- On-site facilities
- Off road parking
- Direct sea views
- Open plan living area
- Gorgeous modern décor throughout

e - info@paulhubbardonline.com

t - 01502 531218







## 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.



## Main living space

7.55 max x 5.92 max

A spacious open-plan living area seamlessly combines a lounge, dining room and kitchen, offering ample storage space and built-in storage units. Enjoy stunning direct sea views, with sliding doors opening onto the terrace for seamless indoor-outdoor living. UPVC double glazed door opens to the side aspect, fitted carpet, recessed door mat, x2 radiators and x5 UPVC double glazed windows to the side & rear aspect. A fully equipped kitchen comprising; Vinyl flooring, units above & below, laminate work surfaces, cabinet lighting, inset stainless steel sink & drainer with mixer tap, built-in double oven, microwave, gas hob & stainless steel extractor hood, integrated fridge, freezer, washing machine & slimline dishwasher.



## Bedroom 1

2.91 x 2.79

Fitted carpet, UPVC double glazed window to the side aspect, radiator and double doors open to a walk-in wardrobe & the en-suite shower room.



### En-suite shower room

1.80 x 1.48

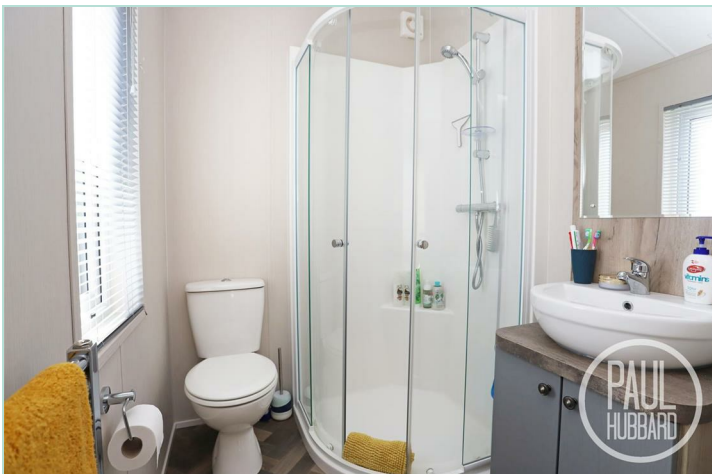
Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap and a mains fed shower set into a cubicle enclosure.



### Bedroom 2

2.91 x 2.68

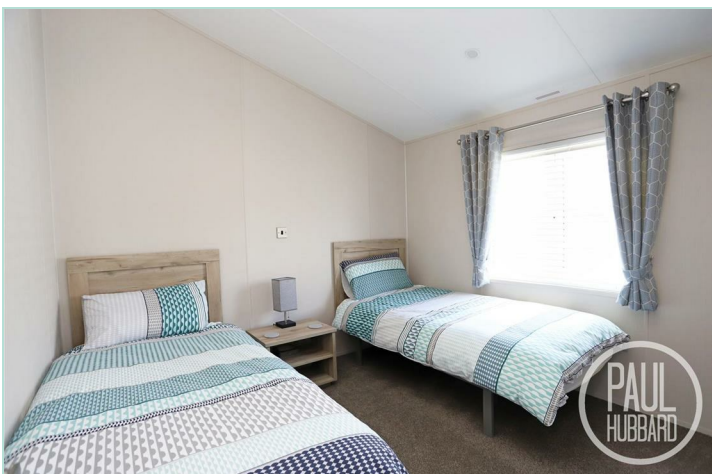
Fitted carpet, UPVC double glazed window to the side aspect, radiator and double doors open to a walk-in wardrobe.



### Family bathroom

2.04 x 1.70

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a hand-held shower attachment.



### Outside

The driveway offers parking for multiple vehicles, while steps lead up to gated access to the terrace. Enjoy the spacious raised decking area with stunning sea views, providing ample space for a table and chairs if desired, perfect for outdoor relaxation and entertainment.

### Leasehold

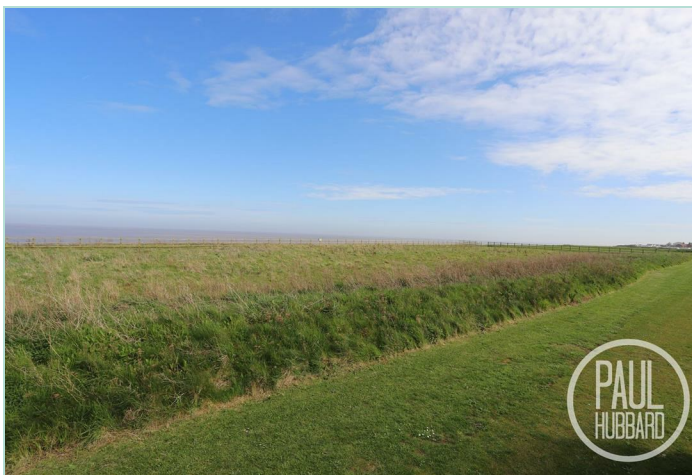
38 years left of a 40 year lease. The ground rent is £6,195.00 and is already paid for 2024.

Gas/electricity is charged as used by meter (gas piped not cylinder).









Tenure: Leasehold

GROUND FLOOR



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.  
Made with Metropix ©2024

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

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
01502 531218  
[info@paulhubbardonline.com](mailto: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