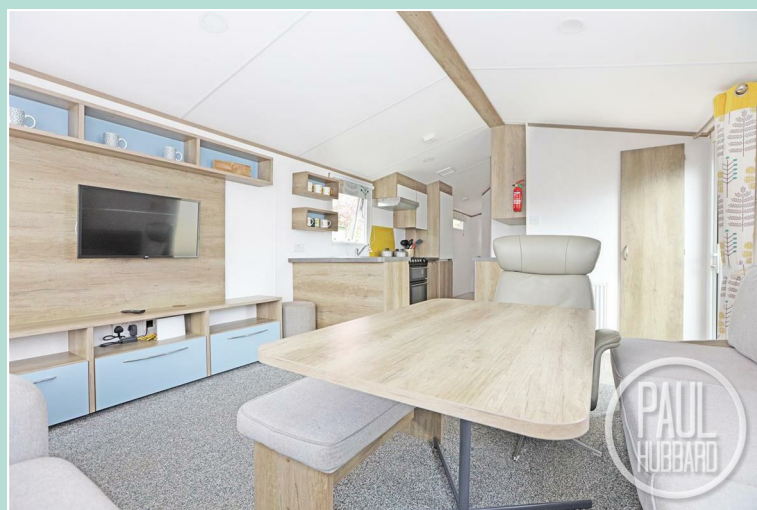


£24,995
Asking Price



Broadland Sands

Corton, NR32 5LQ

- EXECUTIVE MOBILE HOME
- OFFERS INVITED
- 2 DOUBLE BEDROOMS PLUS PULL OUT
- 2 SHOWER ROOMS
- PRIVATE PARKING
- USE OF SITE FACILITIES
- SLEEPS 6 PEOPLE
- IDEAL AIR BNB INVESTMENT
- CHAIN FREE
- FANTASTIC OPPORTUNITY!

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



Location

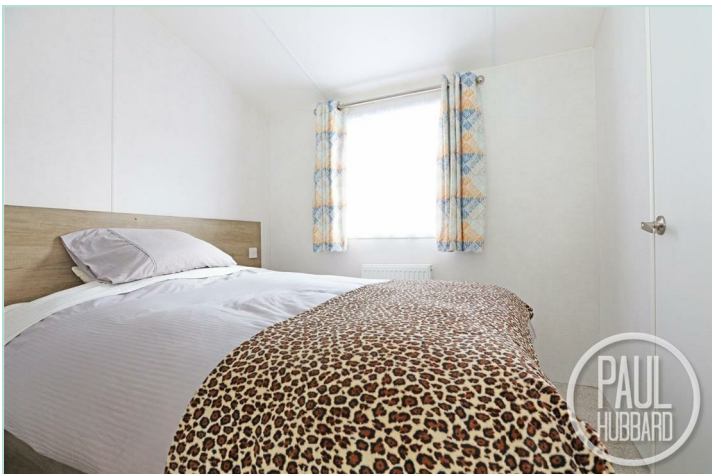
This well presented 2 bedroom mobile home is situated in the fantastic Broadland sands holiday park in sought after Corton. Located a moments walk to the beach, also featuring the use of on site facilities. Superbly located just north of Lowestoft along the Suffolk coast, Corton boasts spectacular sunrise 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.



Main Living Area

5.37m max x 3.57m

An open plan layout comprising of a UPVC double glazed entrance door to the side aspect, windows to the front and side, carpet flooring leading up to vinyl, a radiator, integrated drawers, a sofa with pull out bed which and door opening to a cupboard housing the gas combi boiler.

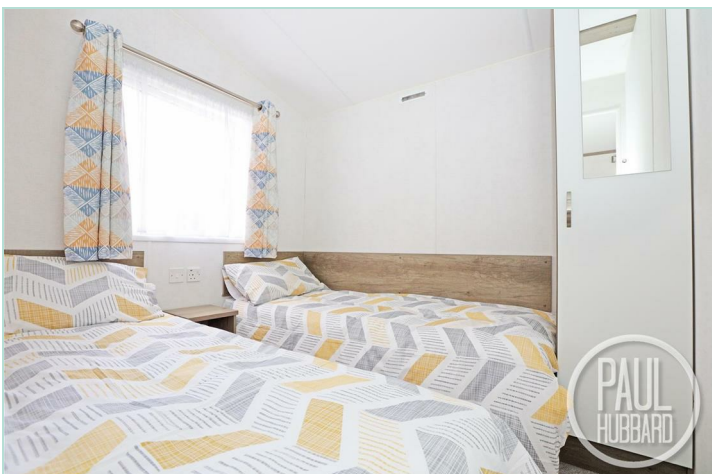


Kitchen

UPVC double glazed window to the side aspect, vinyl flooring throughout, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, integrated microwave, fridge/freezer, oven and grill with 4 ring gas hob.

Hall

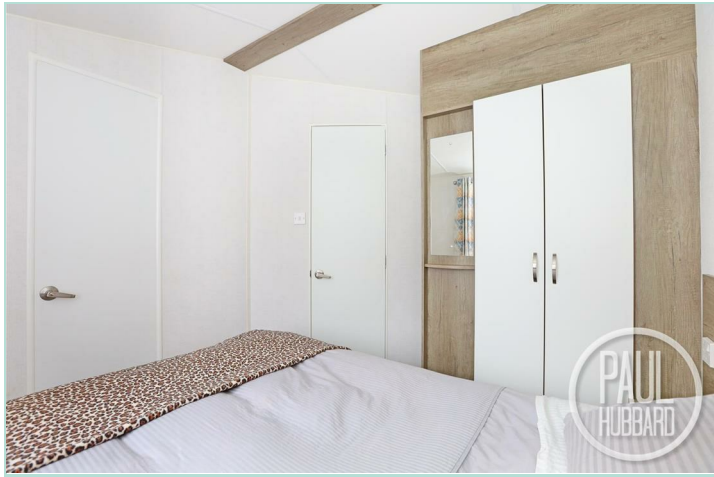
UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and doors opening to both shower rooms and bedrooms 1-2.



Shower Room 1

1.42m max x 1.90m

UPVC double glazed window to the side aspect, vinyl flooring throughout, a heated towel rail, toilet, pedestal hand wash basin, mains fed shower enclosed within a cubicle and door openings to bedroom 1.



Bedroom 1

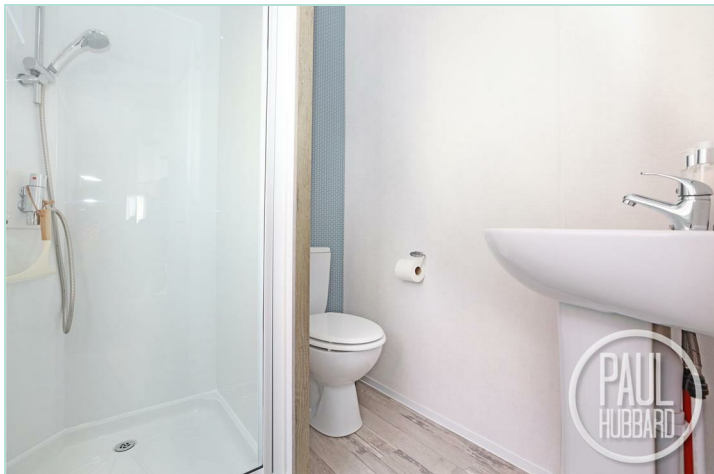
2.40m x 2.73m max

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and doors opening to a built in wardrobe.

Bedroom 2

2.30m x 2.27m max

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and door opening to a built in wardrobe.



Shower Room 2

1.62m x 1.50m

UPVC double glazed window to the side aspect, vinyl flooring throughout, a heated towel rail, toilet, pedestal hand wash basin and a mains fed shower enclosed within a cubicle.

Leasehold information

- Ground Rent 2024 £4850
- Electric and water charges are separate
- Lease ends: 31/01/2040

Financial Services

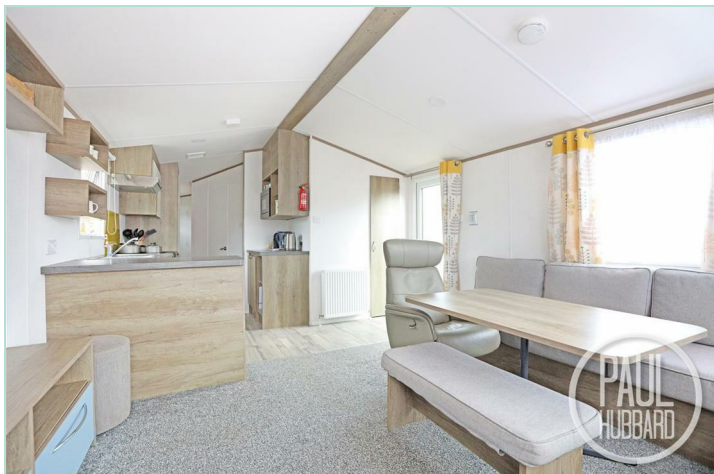
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.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

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

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.



BROADLAND SANDS
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (36.0 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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Tenure: Leasehold
Lease End Date: 31/01/2040

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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