

£85,000
Guide Price



Broadlands Holiday Village

Oulton Broad, NR33 9JY

- Site fees paid up until 2026!
- Currently operating as a successful Air B&B
- Chain free park home
- Sought after Oulton Broad location
- Spacious open-plan living space with bifold doors
- Sheltered patio area outside
- On-site facilities
- Close to local amenities & shops
- Great transport links
- Fully furnished subject to negotiations

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!



Open-Plan Living Space

6.02 max x 5.64 max

A spacious open-plan area, creating a sociable space with seamless flow between rooms.

Lounge/Diner

Laminate flooring, bifolding doors to the side aspect, x2 electric heaters, cupboard housing the water cylinder and doors opening to the bedrooms.



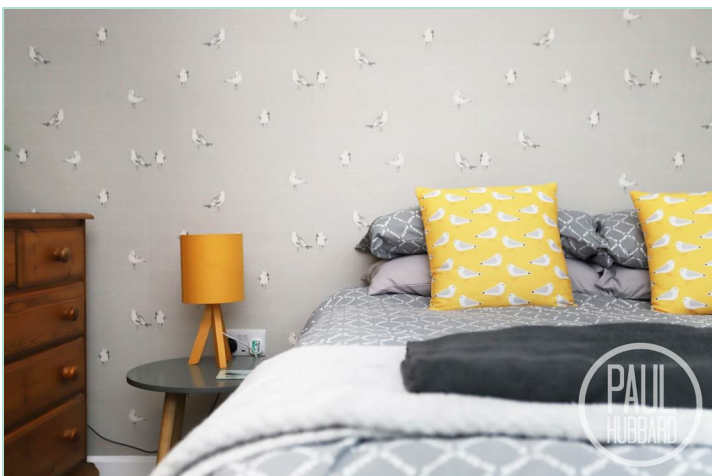
Kitchen

Laminate flooring, UPVC double glazed window to the side aspect, loft access (leading to insulated loft space), fitted cabinet housing the consumer unit, spotlights, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood, free standing under counter fridge and doors opening to the bathroom and out to the rear exterior.

Bathroom

2.05 x 1.67

Laminate flooring, UPVC double glazed obscure window to the side aspect, part tiled walls, heated towel rail, extractor fan, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower set above.





Bedroom 1

4.20 max x 2.91 max

Laminate flooring, UPVC double glazed windows to the side aspect, fitted shutters, electric heater and space for a double bed.

Bedroom 2

3.27 x 2.82

Laminate flooring, UPVC double glazed window to the side aspect, fitted shutter blinds and space for a double bed.



Outside

The main entrance is located to the side, where a sheltered patio provides a versatile space for outdoor dining or relaxation, complete with a storage unit, outdoor lighting and ample room for a table and chairs. Bifolding doors open directly into the bright and spacious open-plan living area.

Lease information

The lease has 125 years to run from 2019

Ground rent & service charge: Approx. £5,600 + VAT per year



Agent Note

12-month residency available however a secondary address must be provided.

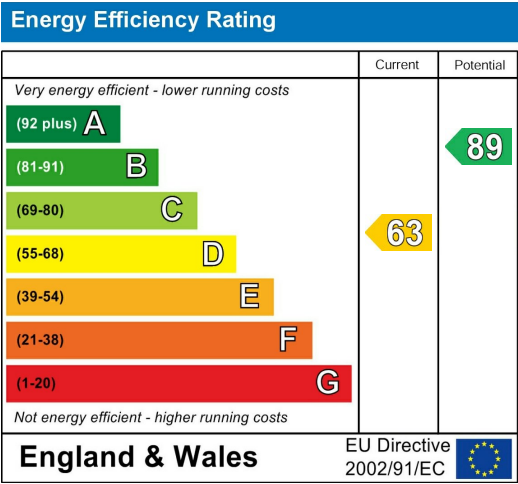
The site fees can be spread out into monthly instalments.







Tenure: Leasehold
Council Tax Band: National Non Domestic Rates
EPC Rating: D
Local Authority: East Suffolk Council



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

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

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