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BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

22 ORCHARD PARK
STATION ROAD
HEACHAM
PE31 7HF

Guide Price: £125,000

Vacant Possession Upon Completion



**A two bedroom residential park home on the popular Orchard Park site in the centre of the village.
PRESENTED IN EXCELLENT ORDER THROUGHOUT
VIEWING RECOMMENDED**

ENTRANCE HALL • LOUNGE/DINER • KITCHEN • 2 BEDROOMS •
SHOWER ROOM •

OUTSIDE: Parking, low maintenance garden.

SERVICES: LPG Bottles, Metered Water & Electric.

COUNCIL TAX BAND: 'A' (£1555.59 2025/26)



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Orchard Park is a well maintained residential park home site of just 30 units located in the village centre close to local amenities the sea front promenade and beaches are a short drive away, there is a regular bus service to Hunstanton (3 miles) and Kings Lynn (12 miles). No 22 is located on the left as you enter the main park and is a well presented 2004 Tingdene Park Home. LPG gas bottles for central heating, it has the advantage of parking to the front and comprises:

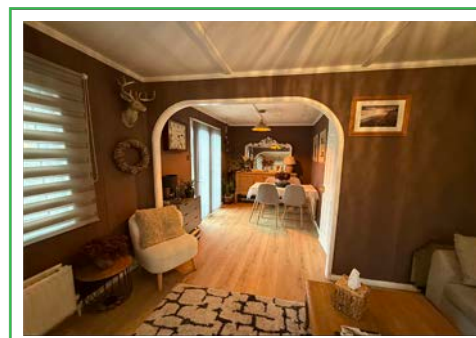


Entrance Hall:

2 radiators.

'L' Shaped Lounge/Diner: 19'6" max x13'1" (95.94x3.99)

feature fire place with electric fire, bay window, patio doors to enclosed side garden, 2 radiators.



Kitchen: 10'8"x9'5" (3.28x2.90)

fitted with a range of base and wall units, electric oven, gas hob with extractor over, plumbing for washing machine, cupboard containing gas boiler, door to outside.

Bedroom 1: 9'6"x7'5" (2.91x2.22)

radiator.

Bedroom 2/Study/Dressing Room: 6'6"x6'6" (1.98x1.98)

currently used as dressing room with hanging rails and shelves, fitted cupboard, radiator.



Shower Room: 6'5"x5'6" (1.96x1.68)

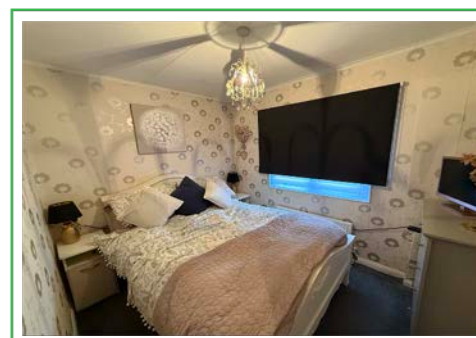
large walk-in shower cubicle with electric shower, hand basin, wc, towel radiator.

OUTSIDE

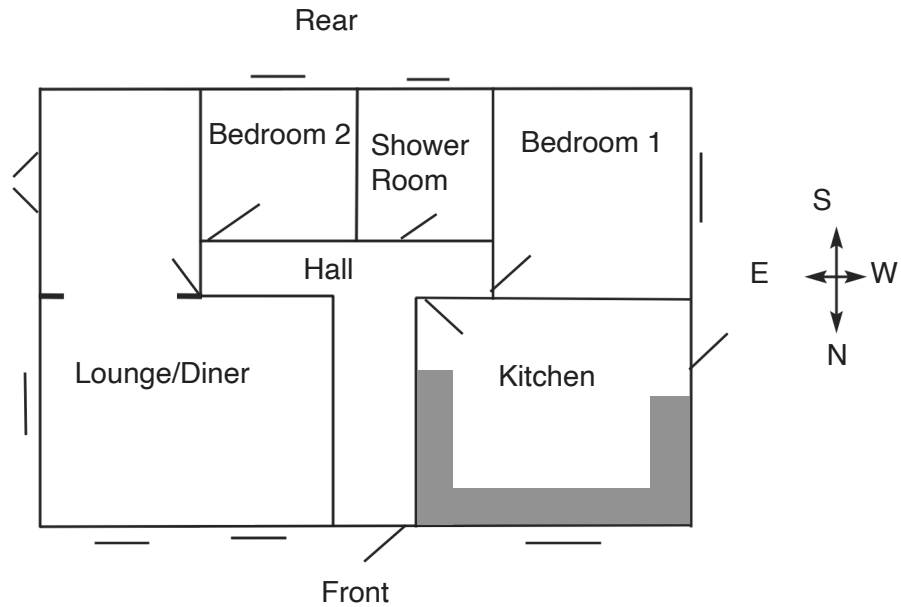
Parking to the front, steps to front door, side gate to paved garden steps up to side door, shed, outside tap, path round to enclosed garden space with artificial grass, and gate.

NOTE

1. There is an Agreement under the Mobile Homes Act 1983 and rules and regulations to abide by.
2. There is a monthly ground rent payable to the site owners of £213.11.
3. There is a minimum age restriction of 50.
4. Pets are allowed by agreement with the owner.



Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.

SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.

THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.