

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A beautifully presented Holiday Lodge being an "ABI - Harrogate" model, with 11 months occupancy, offering surprisingly spacious accommodation including; Entrance Hall, Open Plan Lounge/Kitchen/Diner, Two Double Bedrooms (Bed 1 En-Suite) and separate Bathroom. The lodge benefits from UPVC double glazing and gas central heating (LPG), along with a large low maintenance UPVC decking with smoked glass panelled balustrades. Most furnishings are included but please ask for more information on those items that are not.

The property is situated on the popular Long Acres Holiday Home Park just 1km from Heacham South Beach. Jennings Store is close by along with a Cafe and public toilets at the beach itself. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service around the North Norfolk coast.

Long Acres Holiday Park, Heacham, PE31 7BA

Price - £140,000 Freehold

STEPS UP TO DECKING WITH ENTRANCE DOOR TO:-

ENTRANCE HALL

Fitted Entrance matting to vinyl floor covering, inset ceiling spotlights, single radiator, fitted dresser and seating unit, tallboy cupboard housing LPG fired boiler supplying domestic hot water and radiators, power points. Doors to utility, bathroom and bedrooms. Door to:-

OPEN PLAN LOUNGE/KITCHEN/DINER

19' 10" max narrowing to 16' 4" x 19' 4" (6.05m max narrowing to 5.08m x 5.89m)

A light and airy, triple aspect room with UPVC windows to the front, sides and rear along with two sliding patio doors to the decking patio area. Inset ceiling spotlights and feature pendant lighting, carpet to the living area and vinyl flooring to the kitchen and dining areas, power points, double radiator, vertical bar radiator, feature fireplace with living flame effect electric fire, fitted sideboard. The kitchen has a range of matching wall and base units with square edged work surfaces over along with matching upstands. One and a half bowl sink unit with single drainer and mixer tap over, 900mm dual fuel range with fitted extractor over, built-in microwave, built-in dishwasher, built-in under-counter fridge and freezer.

UTILITY ROOM

6' 5" x 4' 10" (1.96m x 1.47m)

Inset ceiling spotlights, vinyl floor covering, wall extractor, power points, single radiator, UPVC double glazed window to rear, plumbing provision for washing machine, square edged work surface with inset stainless steel sink unit with mixer tap over and cupboards under.

BEDROOM ONE

11' 3" max x 11' 0" max (3.43m max x 3.35m max)

(max room measurements excluding fitted bedroom furniture) Inset ceiling spotlights, power points, vertical bar radiator, UPVC double glazed window to side, range of fitted bedroom furniture including; wardrobes, dressing table mirror unit with drawers and bedside cabinets with lights over. Door to:-

EN-SUITE

7' 8" max x 4' 5" max (2.34m max x 1.35m max)

Inset ceiling spotlights, vinyl floor covering, heated towel rail, shaver socket, UPVC double glazed window to side, pigeon hole storage shelves. Suite comprising; built-in shower cubicle with fitted system mixer shower, wash hand basin set on a vanity unit with cupboard under and lit mirror unit over, low level WC.

BEDROOM TWO

10' 10" max x 7' 10" min (3.30m max x 2.39m min)

(max room measurements excluding fitted bedroom furniture) Inset ceiling spotlights, power points, double radiator, UPVC double glazed window to front, range of fitted bedroom furniture including; wardrobes, dressing table mirror unit with drawers.

BATHROOM

6' 5" x 5' 11" (1.96m x 1.8m)

Inset ceiling spotlights, vinyl floor covering, heated towel rail, shaver socket, UPVC double glazed window to rear, pigeon hole storage shelves. Suite comprising; panelled bath with composite tiled effect splash-back along with mixer tap/shower attachment over with glass screen, towel shelf at the end of the bath, wash hand basin set on a vanity unit with cupboard under and lit mirror unit over, low level WC.

OUTSIDE

Two sets of steps up to gates which give access to the raised deck which runs down one side and leads to the patio at the side. The whole decking area is low maintenance UPVC with smoked glass panelled balustrades with the good sized patio area measuring (26' 10" x 12' 0").

DIRECTIONS

From the traffic lights on the A149 turn left into Lamsey Lane. Continue on this road passing Collingwood Close and then South Moor Drive on the right and take the next left into Folgate Road. Continue to the sharp right hand bend and turn left into South Beach Road. Long Acres Holiday Home Park will be found further along on the left. Keep to the left and follow the road all the way to the very bottom and No. 45 is the last lodge on the right.

AGENT'S NOTES

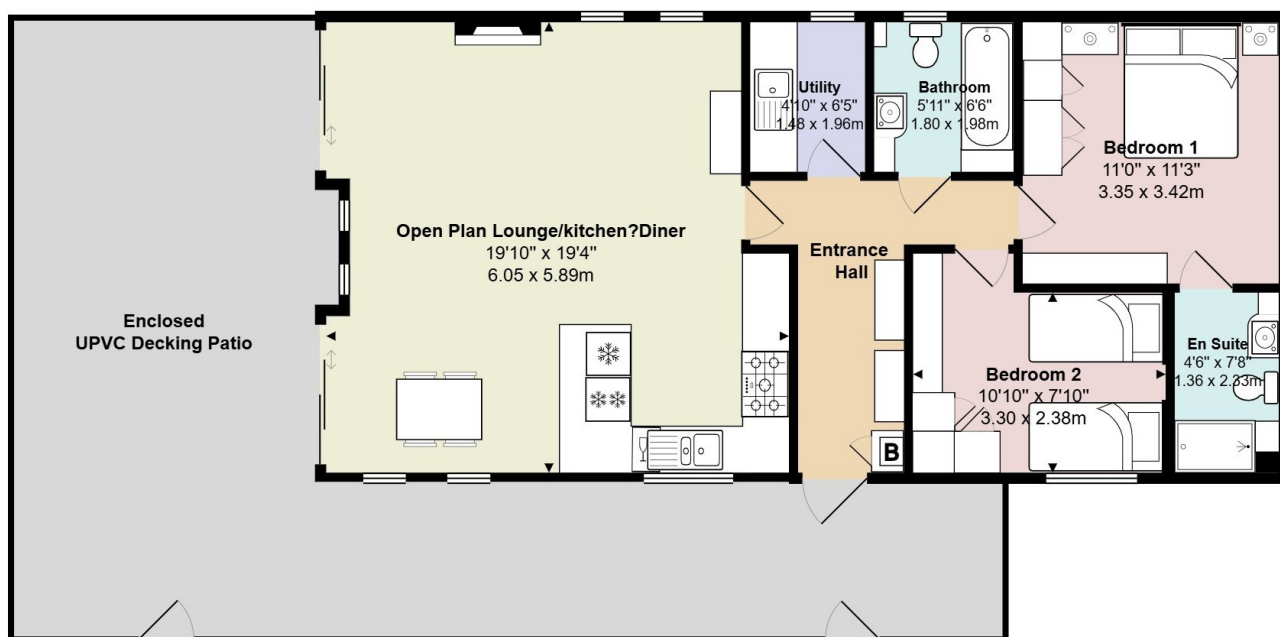
The property is subject to an 11 month occupancy and benefits from a site licence until 2041. The site is closed from 15th January to 15th February.

Council Tax is not applicable.

Current Site Fees are £548.00 per month.







Total Area: 785 ft² ... 72.9 m² (excluding enclosed upvc decking patio)

All measurements are approximate and for display purposes only

Long Acres Holiday Park, Heacham, King's Lynn, Norfolk, PE31 7BA

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Leasehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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SELLING & LETTING

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property in King's Lynn and the coastal & rural villages of North & West Norfolk

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