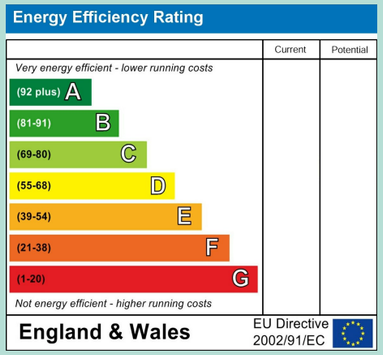
Tenure: Leasehold
Council Tax Band: Exempt
Local Authority: East Suffolk Council











Park Resorts Pakefield

Lowestoft, NR33 7BE

- Well presented holiday home
- 3 separate bedrooms
- Open-plan living space
- Well presented throughout
- Currently running as a successful holiday let
- Perfect for an investment or for family usage
- A stones throw away from stunning beach
- Set on a sought after holiday park
- Great onsite facilities
- Gas central heating with combi boiler

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218

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

Contact Us
www.paulhubbardonline.com
01502 531218
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 are 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









Location - Pakefield
Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

Open Plan Living Space
8.71 max x 3.57 max
The main living space forms the heart of the home, comprising an entrance hall, kitchen and open-plan lounge/diner to create a welcoming and sociable space.

Kitchen
Vinyl flooring, UPVC double glazed window to the side aspect, units above and below with laminate work surfaces, space for fridge-freezer, built-in oven & gas hob, built-in storage cupboard (housing the gas combi boiler) and doors opening to all other internal rooms.

Lounge/ Diner
Fitted carpet, dual UPVC double glazed windows, built-in sofas and dining area, electric fire place and a radiator.

Shower Room
2.18 x 1.39
Vinyl flooring, UPVC double glazed window to the side aspect, mains-fed shower set within a cubicle enclosure, heated towel rail, toilet and a pedestal wash basin with a mixer tap.

Bedroom 1
3.00 max x 1.98 max
Fitted carpet, UPVC double glazed window to the side aspect, built-in wardrobe and a radiator.

Bedroom 2
2.26 x 1.55
Fitted carpet, UPVC double glazed window to the side aspect, radiator and a built-in storage cupboard.

Bedroom 3
2.18 x 1.55
Fitted carpet, UPVC double glazed window to the side aspect, radiator and a built-in storage cupboard.

Cloakroom
1.38 max x 0.70 max
Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet and a pedestal wash basin with mixer tap.

Outside
The property benefits from off-road parking for multiple vehicles, a well-maintained communal lawn area with mature tree, with steps leading up to the main entrance at the side of the home. Situated within the sought-after Pakefield Park Holidays, owners have access to the brand-new swimming pool and clubhouse, offering fantastic on-site facilities. Ideally located just a stone's throw from the award-winning Pakefield Beach, this property is perfectly positioned for enjoying everything the stunning Suffolk coastline has to offer.

Lease information
The property benefits from approximately 11 years remaining on the current lease, with annual site fees of £4,800.

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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.







