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# BIRDS

## ESTATE AGENTS

ESTABLISHED 37 YEARS



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MANOR PARK HOLIDAY VILLAGE  
MANOR ROAD  
HUNSTANTON PE36 5AZ

### £65,000

to include the majority of the contents  
Tenure until 2066



A 2016 Willerby Clearwater 40'x20' 2 bedroom 2 bathroom lodge located on the edge of the Windsor area of the park, is light and airy and in excellent order throughout.

**Open Plan Lounge/Diner/Kitchen** fitted with a range of base and wall units incorporating gas cooker with extractor over, side by side fridge and freezer, slimline dishwasher, washing machine, microwave, cupboard containing the gas combi boiler, breakfast bar & stools, feature electric fire, 2 matching sofas, sofa bed, patio doors to front decking, dining table & 4 chairs.

**bathroom** bath with shower mixer taps, hand basin & wc.

**Bedroom** full size twin beds, walk-in wardrobe with hanging rail & drawers.

**Bedroom** king size bed, side tables, walk-in wardrobe with hanging rail & shelves, **Ensuite** shower cubicle, hand basin & wc.

**Outside** decking to front & side, hard standing for parking, storage box

**TO VIEW:** PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Manor Park Holiday Village is one of two large holiday parks on the south side of the town, well-served with amenities including a club and swimming pool. Beaches and the sea-front are not too far away and Hunstanton is a popular town for holidaymakers.

Occupation is 11 months in each year (15th January to 15th February 2027 excluded), holiday use only.

There is an annual site fee in respect of grass cutting and rubbish collection etc. and use of the amenities, £5765.84 for 2026. Water and General rates £396.93 pa.

Commercial sub-letting is permitted.

