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BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS



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MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

£85,000

to include majority of contents
tenure until 2050



A 2019 40'x20' 2 bedroom Swift Toronto Luxury Lodge
located on the Highgrove area of the park.

• INSPECTION RECOMMENDED •

Hall: Utility cupboard with washer/dryer, gas combi boiler, storage.

Open Plan Lounge/Diner/Kitchen: fitted with a range of base and wall units incorporating electric oven, microwave, 5 burner gas hob with extractor over, fridge/freezer, dishwasher, wine chiller, skylight, breakfast bar with stools, dining table with corner seating and dining chairs, 2 sofas and matching arm chair, wall mount tv, patio doors to front decking.

Shower Room: large walk-in shower cubicle, vanity hand basin, wc, skylight.

Bedroom: full size twin beds with storage over, wardrobe with drawer, dressing table, wall mounted tv.

Bedroom: king size bed, storage cupboard, wall mounted tv, **Dressing Room** with wardrobes, dressing table, **Ensuite Bathroom** full size bath with shower over, vanity hand basin, wc.

Outside: wide front decking with glass panels, side decking, storage box, parking.

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, 2026 fee £ 6771 with a 3% increase for 2027. Water and General rates £393 pa.

Commercial sub-letting is permitted, Pets on a lead.

