HARDIMANS



Blakeney Cliftonville Residential Park, Arbor Lane

Pakefield, Lowestoft, NR33 7BQ

Offers Over £40,000

HARDIMANS

Digitally Altered

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Blakeney Cliftonville Residential Park, Arbor Lane, Pakefield, Lowestoft, Suffolk, NR33 7BQ

Welcome to this charming park home located on Cliftonville Residential Park on Arbor Lane in the picturesque area of Pakefield. This delightful mobile home offers a cosy retreat perfect for those seeking a peaceful coastal lifestyle. PLEASE NOTE, there is an age restriction of 55 years and over, max occupancy of 2 adults to be eligible to live here and the property must be your main residence.

Situated in a permanent residential park, this property is just a few hundred meters away from the stunning Pakefield beach, ideal for leisurely strolls along the shore or relaxing days by the sea.

This property offers a unique opportunity to embrace seaside living at its finest. Don't miss out on the chance to make this charming mobile home your own slice of paradise in Pakefield.

DIRECTIONS

(USE POSTCODE NR33 7BB FOR A SATNAV) Cliftonville Residential is entered via Grayson Avenue at Pakefield, from Grayson Avenue turn left onto Arbor Lane down towards the cliffs. Follow down Arbor Lane past the entrance for Pakefield Holiday Caravan Park and continue towards the sea. Cliftonville residential park is located on the right hand cul de sac just before the cliffs.

SITTING ROOM

uPVC door to front entrance, windows to front and side aspect.

























KITCHEN
Window to rear aspect, worktop space, cupboards and drawers under, cupboards above, twin sink with drainer, built in storage cupboard.

DINING ROOM
uPVC door to garden access, Windows to front and side aspect.

HALLWAY
Storage cupboard.

BEDROOM
Windows to front aspect, sliding door to garden access, built in wardrobes.

SHOWER ROOM
Frosted window to rear aspect, low level WC, hand wash basin with cupboard under, walk in shower cubicle with tile surround and electric shower, shower boards surround rest of the room, chrome effect towel radiator.

OUTSIDE
Fully enclosed garden, mixture of patio slab, decking and artificial grass, three outbuildings, Driveway.

GROUND RENT
Ground Rent £108.33 PCM

WATER
Water Charges are paid twice yearly in June and December via The Park - (The charge for june 2026 was £58.00)

SEWAGE
Please note the property has a Cess Pit which is emptied when necessary.

RESTRICTIONS
The property must be your Main Residence, it cannot be used as a Holiday Home or Sub - Let
A maximum of 2 occupiers who must be 55 Years plus
1 Pet allowed at the Site Owners Discretion

TENURE
The owner of "Blakeney" owns the freehold of the 'park home' only, and not the land it sits on. The landowner receives the ground rent. There is NO service charge or lease.

COUNCIL TAX BAND
A

MATERIAL INFO
This property has:
Mains Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Could achieve speeds of Ultrafast 1800mbps upload and 220mbps download
* Mobile: 02, THREE, VODAFONE EE, ALL LIKELY
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:-
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.









The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.

Floor Plan


Sitting Room
9'5" x 10'11"
2.89 x 3.35 m
Outbuilding
9'4" x 6'5"
2.85 x 1.97 m
Kitchen
9'5" x 7'4"
2.87 x 2.25 m
Dining Room
5'3" x 11'0"
1.62 x 3.38 m
Outbuilding
5'9" x 11'7"
1.76 x 3.55 m
Shower Room
6'11" x 5'4"
2.11 x 1.65 m
Bedroom
7'9" x 12'3"
2.38 x 3.75 m
Outbuilding
5'10" x 4'8"
1.78 x 1.44 m
Approximate total area(1)
546 ft²
50.8 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Area Map



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