

£155,000  
Asking Price



## Azure Seas Caravan Park, The Street Corton, NR32 5HN

- Well presented park home
- Two spacious double bedrooms, master with ensuite shower room
- Open-plan living, dining & kitchen area
- Modern kitchen with integrated appliances
- Finished to a high standard throughout
- Built-in storage solutions
- Separate utility room
- Expansive sun deck for outdoor living
- Steps away from the stunning coastline
- Off road parking for multiple vehicles

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**PAUL  
HUBBARD**



### Location

Superbly located just north of Lowestoft along the Suffolk coast, Corton boasts spectacular sunrise views and excellent access to a variety of quintessential English coastal towns and attractions. Just 3 miles away, the seaside town of Lowestoft offers award-winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers, and plenty to explore during your stay. The sandy beach at Corton and the tranquil Corton Woods are also just a five-minute walk from the lodge, offering the perfect balance of coastal beauty and countryside charm. The area benefits from convenient transport links, including nearby bus and train services with regular routes to Norwich, making it easy to enjoy days out and explore the wider region.



### Utility Room

1.97 x 1.81

Herringbone style vinyl flooring, radiator, built-in airing cupboard (housing the gas combi boiler), base units, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for a washing machine, UPVC double glazed door & window to the side aspect and a door opening into the open plan living space.



### Main Living Space

5.87 max x 5.93 max

Features an open-plan lounge, dining, and kitchen area, perfect for family living and evening socialising.

### Lounge

Fitted carpet, dual aspect UPVC double glazed windows, electric fireplace, x2 radiators, a built-in storage cupboard and open to the dining room & kitchen.

### Kitchen/ Dining Room

Herringbone style vinyl flooring, dual aspect UPVC double glazed windows, sky light, spotlights, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, microwave, gas hob & stainless steel extractor hood, integrated fridge-freezer & dishwasher, ample space for a table & chairs and UPVC sliding doors open onto the sun deck.



### Hallway

Fitted carpet, radiator, spotlights, loft access, and doors opening into the bedrooms & bathroom.



### Bedroom 1

4.69 max x 2.88 max

Fitted carpet, UPVC double glazed window to the side aspect, radiator, spotlights, open to a fitted dressing room area with storage cupboards, a dressing table and a door opening into the en-suite bathroom.

### Ensuite Bathroom

2.89 max x 1.80 max

Herringbone style vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, spotlights, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap & a handheld shower attachment and aqua board wall panels.



### Bedroom 2

2.88 x 2.84

Fitted carpet, x3 UPVC double glazed windows to the side aspect, spotlights, radiator, fitted wardrobes & shelving and a door opens into the en-suite shower room.

### En-suite Shower Room

2.01 x 1.43

Herringbone vinyl flooring, UPVC double glazed obscure window to the front aspect, extractor fan, spotlights, heated towel rail, toilet, wash basin set into a vanity into with a mixer tap and a mains-fed shower set into a cubicle enclosure.



### Outside

The property features a laid lawn with a raised planter. Off-road parking leads to steps that ascend to the main entrance and continue around to the sun deck.

### Lease Information


The holiday home lease runs until the end of 2063, and site fees for 2026 are £7690.







Tenure: Leasehold  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.  
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