

email: jill@birdsestateagents.co.uk



BIRDS

ESTATE AGENTS

ESTABLISHED 38 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

tel: 01485 534560

MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

£38,950
TENURE TILL 2063



**A 2012 20'x40' Delta Platinum Lodge 2 bedroom,
located on the Chelsea area of the park**

Open Plan Lounge/Kitchen/Diner fitted with a range of base and wall units incorporating side by side fridge & freezer, washing machine, dishwasher, gas double oven, microwave, dining table & chairs, 2 seater sofa and sofa bed, feature electric fire, patio doors to front decking. Cupboard containing gas combi boiler.

Bathroom bath with shower over, vanity hand basin, wc.

Bedroom 1 double bed, walk-in wardrobe, **ensuite** shower, hand basin, wc.

Bedroom 2 twin beds, walk-in wardrobe.

Outside decking to front and side, hard standing for 2 cars, 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, £5733.31. Water and General rates £393 pa.

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

