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BIRDS

ESTATE AGENTS
ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

34 SHEEPBRIDGE
STATION ROAD
SNETTISHAM PE31 7QR

Guide Price: £110,000
no onward chain



A **FURNISHED BRAND NEW** one bedroom Park Home
located on a popular residential site for over 50's.

HALL • KITCHEN/DINER • SITTING ROOM • BATHROOM •
DOUBLE BEDROOM •

OUTSIDE:

SHINGLED PARKING, METAL SHED, LAWNED AREA TO THE REAR AND SIDE

SERVICES: Mains water, drainage & electricity, LPG Gas.
COUNCIL TAX BAND: 'A' (£1559.89 2025/26)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Sheepbridge Mobile Home Park is situated off Station Road in Snettisham not far from the by-pass to Hunstanton (5 miles) & King's Lynn (10 miles) and about 2 miles from the beach and RSPB Reserve and Sailing Club. Snettisham has small selection of shops, pubs and restaurant in the village centre & regular bus service.

No 34 is a furnished brand new unit. It has LPG gas central heating, upvc double glazing, parking, comprising:-

Hall: cupboard

Kitchen/Diner: 11'x9'2" (3.35x2.79)

fitted with a range of base and wall units, incorporating fridge/freezer, ceramic hob, extractor, electric oven, washing machine, cupboard containing gas combi boiler (LPG), dining table and chairs.

Sitting Room: 11'9"x9'2" (3.61x2.79)

dual aspect windows, feature fireplace with electric fire, radiator, side door, sofa and matching chair, 2 occasional tables.

Bathroom:

panelled bath, hand basin, wc, towel radiator.

Bedroom: 9'10"x9'2" (3.04x2.79)

king size bed, built-in wardrobes, drawers & shelves, radiator.

OUTSIDE

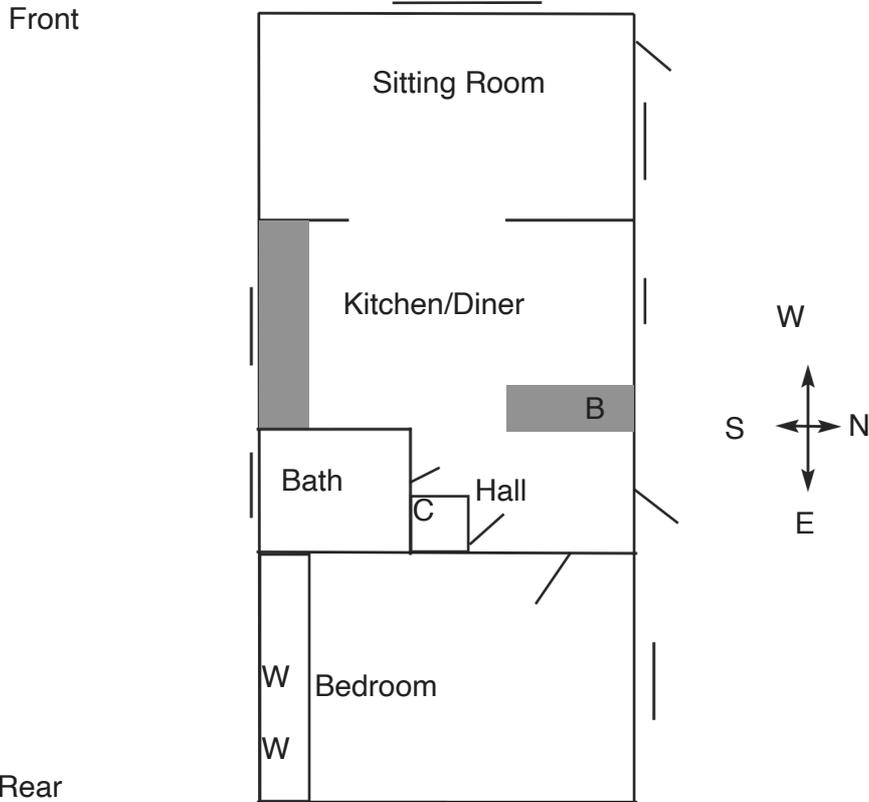
Shingled parking, metal shed, good size lawned area to rear nad side.

Notes:

1. Owners must be aged 50 & over.
2. Pets are allowed but they must be strictly supervised and not cause any nuisance.
3. Electricity and water are all metered supplies managed by the site owners, billed on a monthly basis.
4. There is a pitch fee of £48 per week paid 4 weekly



Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.
SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.