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BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

4 ORCHARD PARK
STATION ROAD
HEACHAM
PE31 7HF

£95,000

Vacant Possession Upon Completion



A one bedroom residential park home on the popular Orchard Park site in the centre of the village. PRESENTED IN EXCELLENT ORDER THROUGHOUT VIEWING RECOMMENDED

SITTING ROOM • KITCHEN • HALL • SHOWER ROOM •
• BEDROOM •

OUTSIDE: Paved Patio.

Residents Parking Space.

SERVICES: LPG Gas bottles, mains electric and water (meter)

COUNCIL TAX BAND: 'A' (£1627.24 2026/27)

*** GAS CENTRAL HEATING • DOUBLE GLAZING •**

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Orchard Park is a well maintained residential park home site of just 30 units located in the village centre close to local amenities the sea front promenade and beaches are a short drive away, there is a regular bus service to Hunstanton (3 miles) and Kings Lynn (12 miles).

No 4 has a paved patio area to the side and rear, views to open fields it has the benefit of gas central heating (calor) and UPVC double glazing, air conditioning to bedroom, new kitchen and appliances about 4 years ago, bathroom refitted last year, low voltage lighting throughout, comprising:

Double Glazed door to.

Hall:

Kitchen: 9'7"x6'10" (2.92x2.08)

fitted with a range of base and wall units, integrated electric fan oven and gas hob, stainless steel sink unit with mixer taps and drainer, work surfacers, washing machine, fridge, freezer, Worcester gas boiler, radiator.

Sitting Room: 12'3"x9'7" (3.73x2.92)

feature fire place with electric fire, wall lights, radiator, door to outside.

Bathroom:

panelled bath with shower mixer taps, large shower cubicle, hand basin, wc, radiator, storage unit.

Double Bedroom: 9'7"x7'9" (2.92x2.36)

air conditioning unit, radiator.

OUTSIDE

Paved patio area to the side and rear, 2 plastic storage sheds, 2 metal sheds 7'x6' and 6'4'.

The furniture can be available by negotiation.

NOTE

1. There is an Agreement under the Mobile Homes Act 1983 and rules and regulations to abide by.
2. There is a monthly ground rent payable to the site owners of £213.11
3. There is a minimum age restriction of 50.
4. Pets are allowed by agreement with the owner.



