

email: jill@birdsestateagents.co.uk



tel: 01485 534560

BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

£19,995

NO TENURE
to include majority of contents



A 2003 3 bedroom Cosalt Matisse Lodge 36'x20' well maintained and loved,
located on the popular Kensington area of the park.

INSPECTION RECOMMENDED

Kitchen/Dining Area: fitted with a range of base and wall units incorporating fridge/freezer, range style cooker with extractor over, washing machine. Dining table & 6 chairs, patio doors onto front decking.

Sitting Room: fireplace with gas fire, leather sofa and matching chairs, TV and stand.

Hall: loft hatch.

Shower Room: large shower cubicle, hand basin, wc, extractor fan.

Bedroom 1: king size bed with storage under, wardrobes, dressing table.

Bedroom 2: full size twin beds, wardrobes, dressing table.

Bedroom 3: twin beds, wardrobe, small dressing table.

Bathroom: jack & jill door to bedroom 1 and door to hall, bath, hand basin, wc, cupboard containing gas combi boiler.

Outside: wide wrap around decking, parking, 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, £6335.77 Water and General rates £396.93 pa.

Commercial sub-letting is permitted.

