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# BIRDS

## ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

MANOR PARK HOLIDAY VILLAGE  
MANOR ROAD  
HUNSTANTON PE36 5AZ

### £22,000

to include majority of contents  
Tenure until 2036



**A 2015 one owner 3 bedroom Willerbey Aurora located the edge of the Kensington area of the park, in excellent condition throughout.**

**Open Plan Lounge/Diner/Kitchen:** fitted base and wall units incorporating gas cooker with extractor over, sink unit, freestanding fridge freezer, cupboard containing gas combi boiler & Ramtech alarm, corner seating, dining table & stools, corner seating with storage and pull out bed, wall mounted electric fire.

**Shower Room:** large shower cubicle, hand basin.

**Cloakroom:** wc & hand basin.

**Bedroom:** double bed, wardrobe.

**Bedroom:** twin beds, wardrobe.

**Bedroom:** twin beds, wardrobe.

Decking to the side, patio to the rear, storage box, parking for two cars.

**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 a short walk 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, £6,771.15. Water and General rates £396.937 pa.

Commercial sub-letting is permitted.

