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BIRDS

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ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

Guide Price: £25,000

to include majority of contents
TENURE UNTIL 31ST DECEMBER 2036



A 2016 39'x14' Regal Sanderson 6 berth, with gas central heating in a quite location on the Balmoral area of the site.

It has been successfully holiday let from May - October 2025 with a gross income of nearly £12,000, and is presented in good order throughout.

Open Plan Lounge/Diner/Kitchen fitted with a range of base and wall units incorporating fridge/freezer, gas cooker with extractor over, microwave, breakfast bar, cupboard containing the gas combi boiler, dining table and chairs, corner seating with pullout double bed, matching 2 seater sofa, electric fire.

Shower Room: large shower cubicle, vanity hand basin, wc.

Bedroom: king size bed, dressing table, wardrobe, **Ensuite** shower cubicle, hand basin & wc.

Bedroom: twin beds with storage over, wardrobe.

Outside: wide decking, storage box, grass parking and sitting out area.

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 2026 excluded), holiday use only.

There is an annual site fee in respect of grass cutting and rubbish collection etc. and use of the amenities, £6294 for 2026. Water and General rates £396.93 pa.

Commercial sub-letting is permitted.

