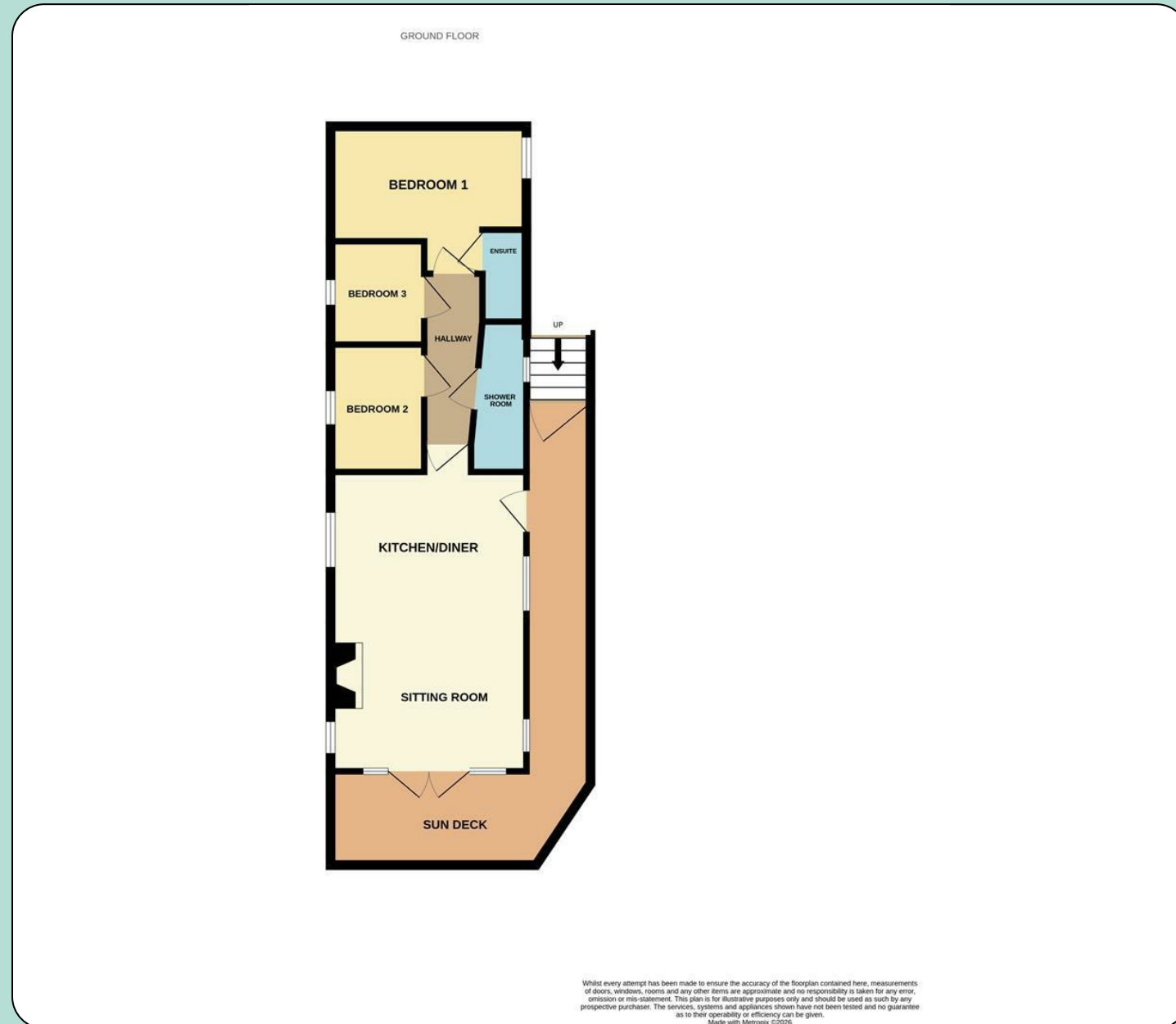
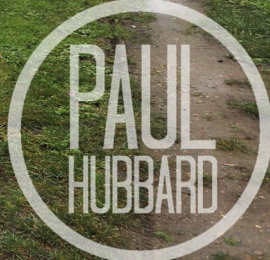


Tenure: Leasehold
Local Authority: East Suffolk Council

£15,995
Offers Over



North Denes Holiday Park , NR32 1UX

- Well-presented Swift Bordeaux park home
- Open-plan kitchen/dining/living space
- Three bedrooms, including a principal bedroom with en-suite WC
- Separate shower room with mains-fed shower
- Built-in wardrobes and storage throughout

- Decking area ideal for outdoor seating and relaxation
- Modern kitchen with space for fridge/freezer and oven
- Gas bottle heating and hot water system (park supplied)
- Available to be relocated and sited at North Denes Holiday Park, Lowestoft
- Alternative park options may be available and discussed upon enquiry

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

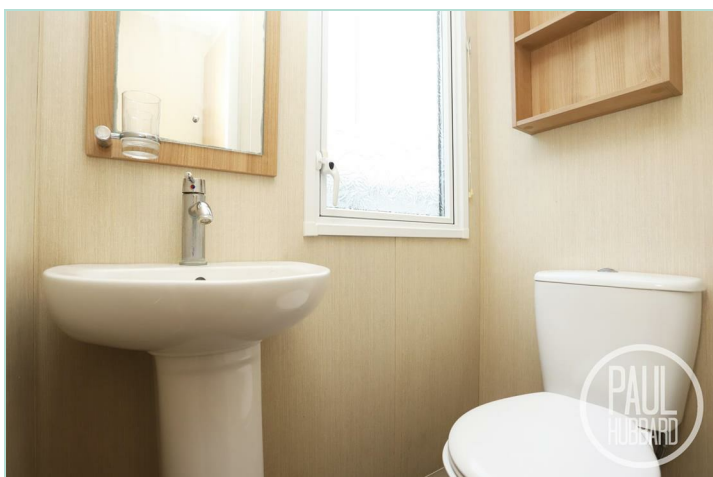
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Location

North Denes Holiday Park, located in Lowestoft, Suffolk, is a peaceful seaside retreat in the heart of an English coastal town at the most easterly point of the British Isles, offering scenic coastal views, award-winning sandy beaches, and breath-taking Victorian seafront gardens. The park operates on a yearly licence agreement, reviewed and renewed annually, with a season running from 1st March to 14th January (10.5 months). Holiday homes are supplied with 47kg bottled gas, while water and sewage are billed annually, and use is strictly for holiday purposes only — caravans may serve as a secondary residence but not a main home, with an alternative address required. Perfect for weekend escapes or seasonal stays, the park provides easy access to local attractions such as the Royal Plain Fountains, Sparrows Nest, independent eateries, seaside walks, family attractions, and the cultural highlights of Suffolk and nearby Norfolk. Commuting is easy via the local bus and train stations with regular services to Norwich and surrounding areas. Conveniently located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich, North Denes combines tranquil surroundings with all the amenities of a vibrant coastal town.

Open-Plan Living Space

5.52 max x 3.61 max
UPVC entrance door to the side aspect opening into an open-plan living area comprising the kitchen/dining room and lounge.

Kitchen/Diner

Vinyl flooring, a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, radiator, and dual-aspect UPVC double-glazed windows. Space for a dining table and chairs, integrated fridge/freezer, cupboard housing the boiler, and space for an oven. Open to the lounge, creating a sociable living area.

Lounge

Fitted carpet, dual-aspect UPVC double-glazed windows, radiator, electric fireplace, and UPVC French doors opening to the front aspect onto the sun deck.

Hallway

Vinyl flooring with doors opening to the bedrooms and shower room.

Shower Room

1.05 max x 2.47 max
Vinyl flooring, UPVC double-glazed obscure window to the side aspect, WC, pedestal wash basin with mixer tap, radiator, extractor fan, and a mains-fed shower within a cubicle enclosure.

Bedroom 1

3.59 max x 2.71 max
Fitted carpet, UPVC double-glazed window to the side aspect, radiator, built-in fitted wardrobe and storage units, and a door opening into the en-suite WC.

En-Suite WC

1.28 max x 0.82 max
Vinyl flooring, UPVC double-glazed obscure window to the side aspect, WC, and pedestal wash basin with mixer tap.

Bedroom 2

2.39 x 1.73
Fitted carpet, UPVC double-glazed window to the side aspect, radiator, and fitted wardrobes and storage units.



Bedroom 3

1.93 x 1.92
Fitted carpet, uPVC double-glazed window to the side aspect, radiator, and fitted wardrobes and storage units.

Agent Note

While this unit is advertised at North Denes Holiday Park, further park options are available across multiple sites. Full details regarding alternative parks, terms, and siting options will be discussed in person upon enquiry.

