

£19,995  
Offers Over



## North Denes Holiday Park

Lowestoft, NR32 1UX

- Well-presented Avonmore park home
- Open-plan kitchen/dining/living space
- Two 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





## 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

6.88 max x 3.60 max

UPVC entrance door opening into a spacious open-plan kitchen/dining and lounge area.



### Kitchen/Diner

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

### Lounge

Fitted carpet, dual-aspect UPVC double glazed windows, radiator, electric fireplace, and built-in sofas.



### Hallway

Fitted carpet, radiator, and access to bedrooms and shower room.

### Shower Room

2.06 x 1.05

Laminate flooring, WC, wash basin within vanity unit, radiator, extractor fan, UPVC double glazed obscure window, and mains-fed shower within a cubicle enclosure.



### Bedroom 1

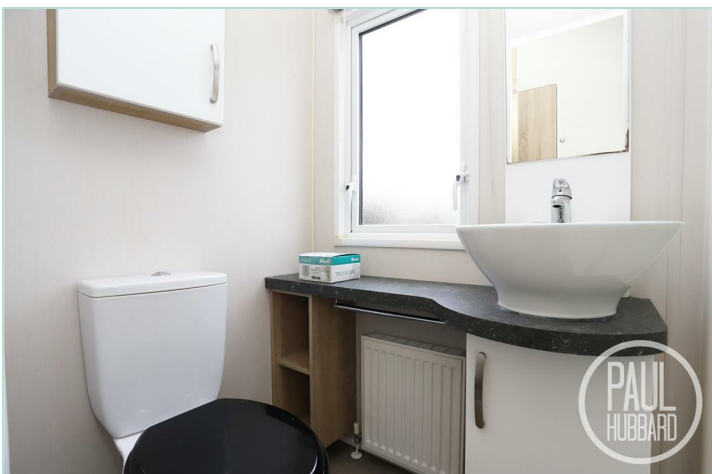
3.61 max x 2.97 max

Fitted carpet, UPVC double glazed window, radiator, built-in wardrobes and storage units, with access to an en-suite WC.

### En-Suite WC

1.13 x 0.95

Laminate flooring, WC, pedestal wash basin with mixer tap, radiator, and UPVC double glazed obscure window.



### Bedroom 2

2.41 x 1.74

Fitted carpet, UPVC double glazed window, 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.

Tenure: Leasehold  
Local Authority: East Suffolk Council

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Paul Hubbard Estate Agents**  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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