

email: jill@birdsestateagents.co.uk



tel: 01485 534560

# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

4 ORCHARD PARK  
STATION ROAD  
HEACHAM  
PE31 7HF

### Guide Price: £145,000

Vacant Possession Upon Completion



**A two bedroom residential park home with views over fields on the popular Orchard Park site in the centre of the village. PRESENTED IN EXCELLENT ORDER THROUGHOUT VIEWING RECOMMENDED**

ENTRANCE HALL • LOUNGE/DINER • KITCHEN • 2 BEDROOMS •  
SHOWER ROOM •

OUTSIDE: Parking, low maintenance garden.

SERVICES: Flogas Bottles, Metered Water & Electric.

COUNCIL TAX BAND: 'A' (£1555.592025/26)



**TO VIEW:** PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Orchard Park is a well maintained residential park home site of just 30 units located in the village centre close to local amenities the sea front promenade and beaches are a short drive away, there is a regular bus service to Hunstanton (3 miles) and Kings Lynn (12 miles).

No 23 is located on the right as you enter the main park and is a well loved and maintained 2004 Tingdene Park Home, the current owner having lived there since 2006. It has the advantage of parking next to the property, Flogas bottles for boiler and hob, and is presented in excellent order through and comprises:

**Entrance Hall:**  
radiator.

**'L' Lounge/Diner: 19'7"x12'2" max (5.96x3.71)**  
feature fire place with convector electric heater, bay window, patio doors to outside decking, 2 radiators.

**Kitchen: 9'6"x9' (2.89x2.74)**  
fitted with a range of base and wall units, electric oven, gas hob with extractor over, plumbing for washing machine, cupboard containing gas boiler, door to outside.

**Bedroom 1: 10'x9'6" (3.04x2.89)**  
fitted wardrobes, radiator.

**Bedroom 2/Study: 9'6"x5'11" (2.89x1.80)**  
fitted cupboard, radiator.

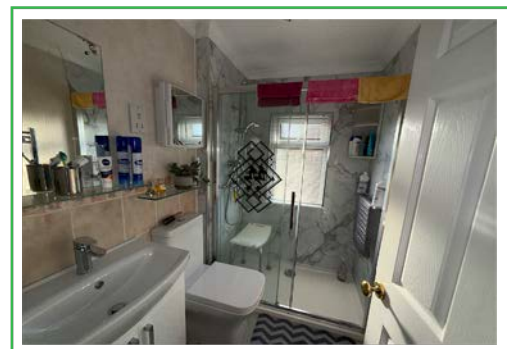
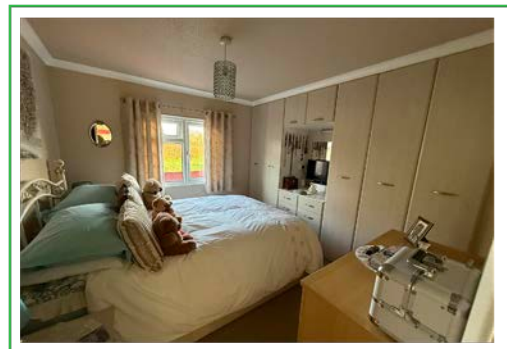
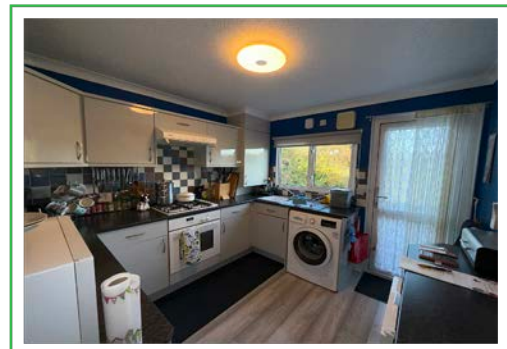
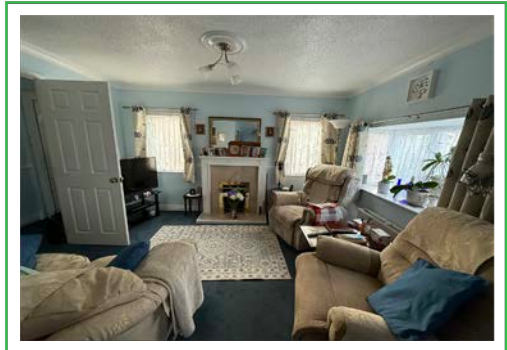
**Shower Room: 6'6"x4'6" (1.98x1.37)**  
large walk-in shower cubicle, hand basin, wc, towel radiator.

## OUTSIDE

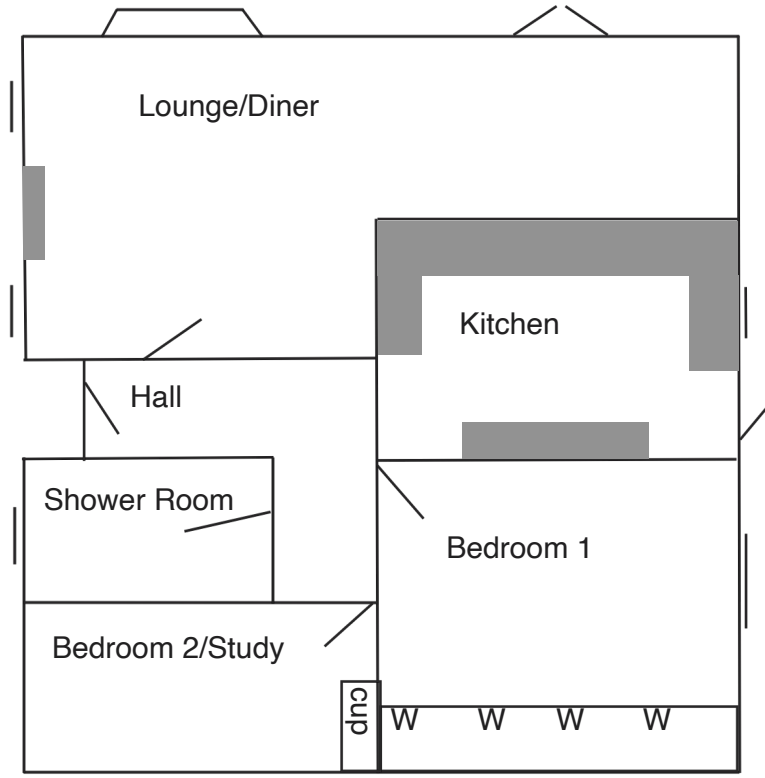
Parking to the front, steps to side door, concrete path and shingle, side gate to rear garden with brick paving, raised decking, various sheds, Arbour.

## NOTE

1. There is an Agreement under the Mobile Homes Act 1983 and rules and regulations to abide by.
2. There is a monthly ground rent payable to the site owners of £213.11.
3. There is a minimum age restriction of 50.
4. Pets are allowed by agreement with the owner.



Floor Plan  
for Identification Purposes Only  
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.

SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.

THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.