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BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

11 ORCHARD PARK
STATION ROAD
HEACHAM
PE31 7HF

Guide Price: £95,000

Vacant Possession Upon Completion



**A two bedroom residential park home on a good size plot
on the popular
Orchard Park site in the centre of the village.**

LOUNGE/DINER • KITCHEN • 2 DOUBLE BEDROOMS • BATHROOM •
OUTSIDE: wrap around low maintenance garden.
Allocated Parking

SERVICES: Metered Water & Electric.

COUNCIL TAX BAND: 'A' (£1627. 2026/27)



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 11 is a 1992 Stately Blenheim located on the far corner of the site on a good size sunny plot with wrap around garden, the property has new carpets throughout and comprises:



Kitchen: 11'x8'3" (3.35x2.51)

fitted with a range of newly fitted units and flooring, tall cupboard, electric oven point, door to outside.

Lounge/Diner: 13'10"x9'7" (4.21x2.92)

electric heater, side door to outside.



Inner Hall:

Airing cupboard with water tank and immersion heater.

Bedroom 1: 9'7"x9' (2.92x2.74)

fitted wardrobes, electric heater.

Bedroom 2: 9'7"x8'5" (2.92x2.56)

electric heater.



Bathroom: 6'x5' (1.82x1.52)

white suite comprising bath with shower over, vanity hand basin, wc.

OUTSIDE

Wrap around garden, shed with plumbing for washing machine, shed with tumble dryer.

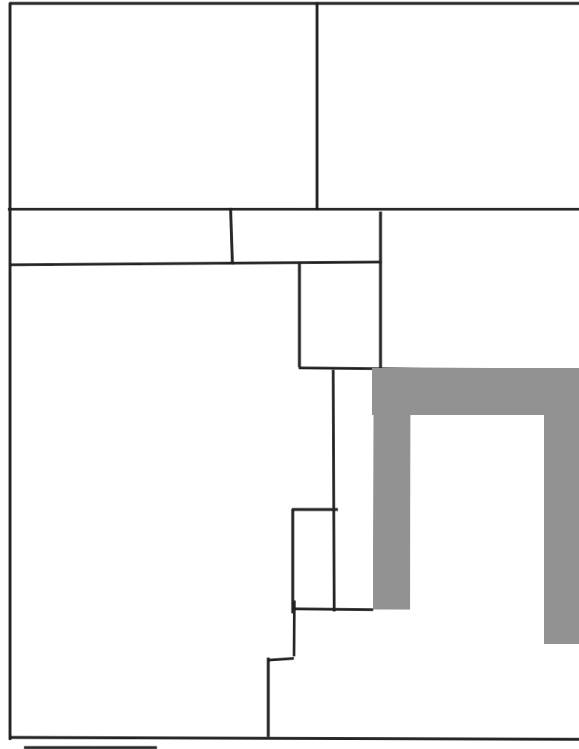
Allocated parking.

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 currently 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.