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BIRDS

ESTATE AGENTS



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**12 CHELSEA
MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ**

£19,995

Vacant Possession Upon Completion



A well presented 2001 'Willerby Lyndhurst' 6 berth mobile home with gas central heating & upvc double glazing, with the advantage of 11 months occupation.

PLEASE NOTE THAT THE 15% OF THE SALE PRICE PAYABLE TO MANOR PARK IS PAID BY THE SELLER AND NOT THE PURCHASER

Entrance Hall: cupboard containing the 'Worcester 2' gas combination boiler, cloaks cupboard.

Kitchen: 'Country Leisure Duo 75' range-style gas cooker, fitted base & wall units, integrated fridge/freezer, microwave oven.

Lounge/Diner: wrap around seating with sofa bed, feature fireplace & gas fire, table & 4 chairs, wall units, sliding door out to decking.

Bathroom: short bath with shower attachment, vanity hand basin, wc.

Bedroom: twin beds with shelves & cupboards over, wardrobe.

Bedroom: double bed with cupboards over, mirror door wardrobes, ensuite wc.

Outside: wide decking to the front and side, harding standing.

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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 2012 excluded).

There is an annual site fee in respect of grass cutting and rubbish collection etc. and use of the amenities, **£3324 1st March 2011 - 28th February 2012**. Water and General rates **£275 pa**.

Commercial sub-letting is permitted.

