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# BIRDS

## ESTATE AGENTS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

**18 ANMER  
MANOR PARK HOLIDAY VILLAGE  
MANOR ROAD  
HUNSTANTON PE36 5AZ**

**£8,000**

**Vacant Possession Upon Completion**



**A well presented 1998 'Willerby Granada' 6 berth mobile home with gas central heating & double glazing, sited close to the Club House and amenities, ideal first buy for holiday home/holiday letting.**

**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' gas combination boiler.

**Kitchen:** 'Vanette' gas cooker & hob, fitted base & wall units, refrigerator.

**Lounge/Diner:** wrap around seating with sofa bed, fireplace & gas fire, corner seating with round table, wall units, door out to decking.

**Shower Room:** walk-in shower cubicle, vanity hand basin, wc. door to.....

**Bedroom:** double bed with storage cupboards over, wardrobes, dressing table.

**Bedroom:** twin beds with storage cupboards over, wardrobe.

**Outside:** decking area to the side, steps to main door, grass parking, 2 storage boxes.

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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, **£3293**. Water and General rates **£275 pa**.

Commercial sub-letting is permitted.

