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BIRDS

ESTATE AGENTS



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**45 SANDRINGHAM
MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ**

£19,995

Vacant Possession Upon Completion



A well presented 2006 'Atlas Everglade Super' 6 berth mobile home with hot air heating & upvc double glazing, on a sunny site close to the club house and amenities, ideal for second home and 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 hot water heater.

Kitchen: 'Stoves Newhome' gas cooker, fitted base & wall units, fridge/freezer.

Lounge/Diner: wrap around seating with sofa bed, feature fireplace & gas fire, corner seating and table, tall cupboard, door out to decking.

Separate WC off hall.

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

Bedroom: double bed, wardrobes, dressing table.

Bedroom: twin beds with cupboards over, wardrobe.

Outside: small decking to the side, steps, 2 storage boxes, grass parking.

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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, **£2750 1st March 2012 - 28th February 2012**. Water and General rates **£275 pa**.

Commercial sub-letting is permitted.

