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BIRDS

ESTATE AGENTS



62 Westgate
Hunstanton
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83 SANDRINGHAM
MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

~~£23,000~~ reduced to
£19,000

Vacant Possession Upon Completion



A well presented 2005 'Willerby Winchester' 6 berth mobile home with mains gas central heating & upvc double glazing, in a quiet location on a up-grade site 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

Open Plan Lounge/Diner/Kitchen: fitted base & wall units, 'New World' gas hob with extractor unit over & gas double oven, fridge/freezer, dividing units, table & 4 chairs, 3 seater sofa bed & 2 matching chairs, feature electric fire, wall units.

Hall: cupboard containing the 'Worcester 24i Jnr' gas combination boiler.

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

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

Bedroom: double bed with shelving unit, walk-in wardrobe with hanging space and shelves, **ensuite** wc.

Outside: decking to the side, storage box, hard 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 2011 excluded).

There is an annual site fee in respect of grass cutting and rubbish collection etc. and use of the amenities, **£3136**. Water and General rates **£330 pa**.

Commercial sub-letting is permitted.

