

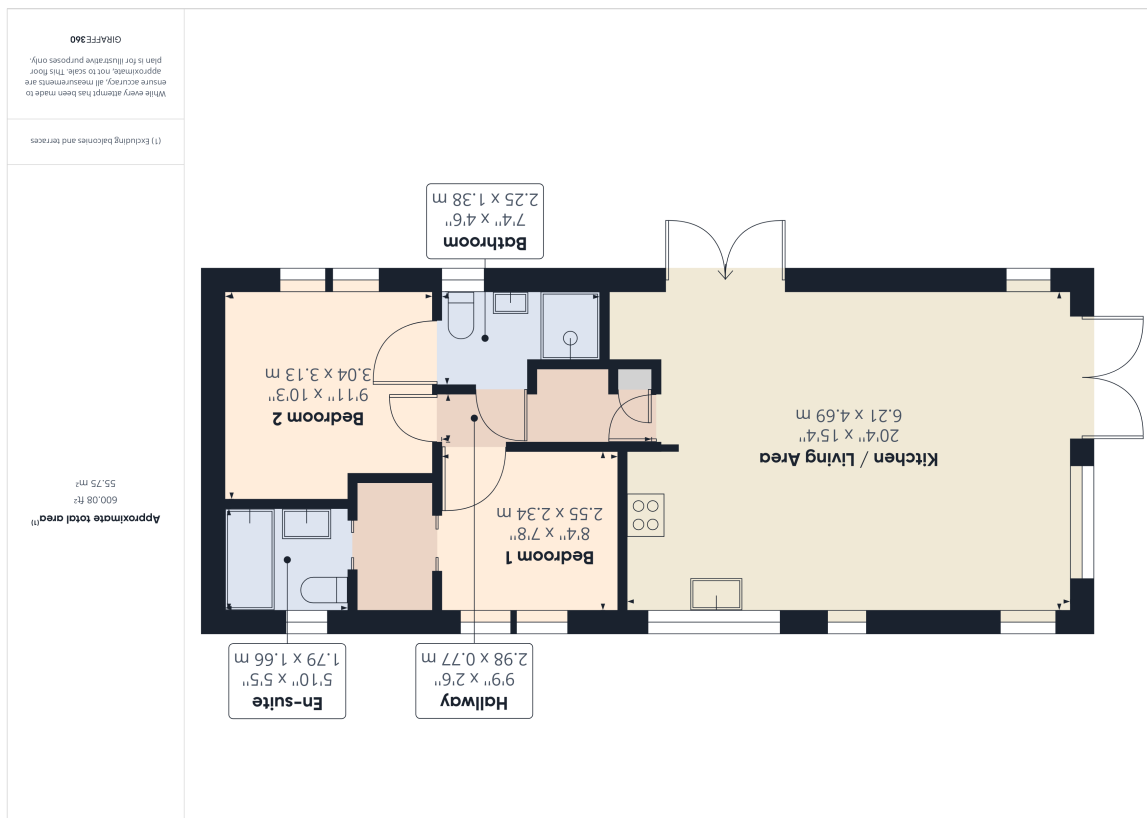
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9 Market Place, Downham Market

King & Partners
SALES • LETTINGS • MORTGAGES



K169 Manor Road
Hunstanton, PE36 5AZ

£45,000

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Manor Road

Hunstanton, PE36 5AZ

This 2006 Willerby New Hampshire, 40'x16' Lodge with spacious open plan living and gable end. Located in a quiet location on the Kensington area of the park. Inc site fees for 2024 tenure until 31st December 2056. Manor Park Holiday Village is a holiday park just walking distance from the town centre with amenities including a clubs, restaurants and swimming pool. Very close proximity to the Beaches and the sea-front.



Lounge/ Dining/ Kitchen Area

20' 4" x 15' 4" (6.20m x 4.67m) Spacious open plan room, Entrance door and front side doors from the raised decked areas, 5 double glazed windows, radiators, feature electric fire. Wall mounted TV. Items like fridge freezers and cookers to be included.

Inner Hallway

Two cupboards, one containing the gas combi boiler; doors to the following rooms;

Bedroom One

8' 4" x 7' 8" (2.54m x 2.34m) Double bed. Cupboards. Window. Walk in wardrobe area. Door to Ensuite;

Ensuite

5' 10" x 5' 5" (1.78m x 1.65m) Large walk-in shower, wash hand basin, window and WC.

Bedroom Two

9' 11" x 10' 3" (3.02m x 3.12m) Double bed. Wardrobes & drawers. Dressing table area. Velux window. Window. Door to jack & jill bathroom.

Bathroom

7' 4" x 4' 6" (2.24m x 1.37m) Jack And Jill style bathroom with enclosed shower area, W.C. and wash hand basin.

Outside Area

Decking to front and side. Parking space.

Please Note

Occupation is 11 months in each year (15th January to 15th February 2023 excluded), holiday use only.

There is an approximate annual site fee of £6200 and additional charges for utilities such as gas, water and electric.

Commercial sub-letting is allowed.

Agents Note:

All rooms will come with furniture and most fixtures. For further details on which items will remain please contact us.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.