

Tenure: Leasehold  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

£37,995  
Asking Price



North Denes Holiday Park  
Lowestoft, NR32 1UX

- Well-presented Oakdale park home
- Open-plan kitchen/dining/living space
- Three bedrooms, including a principal bedroom with en-suite WC
- Separate shower room with mains-fed shower
- Built-in wardrobes, dressing table and storage throughout
- Wrap around decking area ideal for outdoor seating and relaxation
- Modern kitchen & bathrooms
- Gas bottle heating and hot water system (park supplied)
- Available to be relocated and sited at North Denes Holiday Park, Lowestoft
- Alternative park options may be available and discussed upon enquiry

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

North Denes Holiday Park, located in Lowestoft, Suffolk, is a peaceful seaside retreat in the heart of an English coastal town at the most easterly point of the British Isles, offering scenic coastal views, award-winning sandy beaches, and breath-taking Victorian seafront gardens. The park operates on a yearly licence agreement, reviewed and renewed annually, with a season running from 1st March to 14th January (10.5 months). Holiday homes are supplied with 47kg bottled gas, while water and sewage are billed annually, and use is strictly for holiday purposes only — caravans may serve as a secondary residence but not a main home, with an alternative address required. Perfect for weekend escapes or seasonal stays, the park provides easy access to local attractions such as the Royal Plain Fountains, Sparrows Nest, independent eateries, seaside walks, family attractions, and the cultural highlights of Suffolk and nearby Norfolk. Commuting is easy via the local bus and train stations with regular services to Norwich and surrounding areas. Conveniently located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich, North Denes combines tranquil surroundings with all the amenities of a vibrant coastal town.

### Main Living Space

6.44 max x 3.40 max

Open-plan living area with built-in sofa seating, dining space and fully equipped kitchen. Featuring vinyl flooring & fitted carpet, dual aspect UPVC double glazed windows, x2 radiators, fitted shelving, electric fireplace, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in double oven with gas hob & stainless steel extractor hood, integrated fridge freezer, cupboard housing the boiler, and doors opening to Bedrooms 1, 2 & 3 and the shower room.

### Bedroom 1

2.58 max x 2.64 max

Fitted carpet, UPVC double glazed window to the side aspect, spotlights, radiator, built-in wardrobe with shelving, and door opening to the ensuite.

### Ensuite Shower Room

2.30 max x 1.29 max

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, and pedestal wash basin with mixer tap.

### Bedroom 2

2.38 x 1.69

Fitted carpet, UPVC double glazed window to the side aspect, spotlights, radiator, and built-in wardrobe with shelving.

### Bedroom 3

2.38 max x 1.85 max

Fitted carpet, UPVC double glazed window to the side aspect, spotlights, radiator, and built-in wardrobe with shelving.

### Shower Room

1.82 max x 1.18 max

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, pedestal wash basin with mixer tap, built-in shelving, toilet, and mains-fed shower set within a cubicle enclosure.

### Lease Information

TBC

### Agent Note

While this unit is advertised at North Denes Holiday Park, further park options are available across multiple sites. Full details regarding alternative parks, terms, and siting options will be discussed in person upon enquiry.

