

£78,000  
Asking Price



## Pakefield Caravan Park

Pakefield, NR33 7BQ

- Two-bedroom chalet with attractive sea views
- Bright open-plan kitchen, dining, and sitting area
- Modern fitted kitchen with contemporary finishes
- Principal bedroom with en-suite facilities
- Separate modern shower room
- Wrap-around decking, ideal for outdoor seating and entertaining
- Stylish, modern décor
- Double glazing throughout
- Gas central heating
- Beautifully presented

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## Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to excellent public transport links, and a vibrant local community.



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## Open planned Kitchen/Diner and Sitting room

6.10m x 3.83m

### Kitchen/Diner

Entrance door to the side aspect, UPVC double glazed windows to the side, laminate flooring throughout, units above and below, laminate work surfaces, sink with drainer, integrated extractor fan, hob, oven, microwave, dishwasher and fridge/ freezer, a radiator, and an opening into the sitting room and a door opening to the hallway.



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### Sitting room

UPVC double glazed windows to the side and rear aspects, carpet flooring throughout, electric fireplace, a radiator and French doors opening to the decking.

## Hallway

Carpet flooring throughout and doors opening to the shower room and bedrooms 1-2.

## Bedroom 1

3.86m x 2.42m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator built in vanity unit and doors opening to the en-suite and a wardrobe room.

## En-suite

2.20m x 1.38m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, vanity unit with inset sink, shower within an enclosed glass cubicle, a toilet and a heated towel rail.



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## Bedroom 2

2.48m x 1.97m

UPVC double glazed window to the side aspect, carpet flooring throughout, built in storage and a radiator.

## Shower room

2.15m x 1.05m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, shower within an enclosed glass cubicle, vanity unit with inset sink, toilet, a heated towel rail and a cupboard housing the gas boiler.

## Outside

Externally, the property boasts a decked surround with stunning sea views, accessed via a gated entrance and steps leading to the decking. Outdoor lighting and power points enhance the space, complemented by an allocated parking space.

## Agent note

Enjoy 11 Months of Holiday Freedom Each Year!



Unlock the benefits of your own holiday home with:

- Access to a swimming pool, play park, and lifeguards
- A welcoming family bar and exclusive owner-only events
- Just £4,300 pitch fees per year – includes:
  - Grass cutting
  - Landscaped grounds maintenance
  - Refuse collection
  - Street lighting
  - Super fast internet



Separate water and gas-  
Gas bottles purchased at the park  
Electricity on a quarterly metre  
Water- £700 per year (approx)



## Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.





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

CLH09  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 498 sq.ft. (46.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
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