www.paulhubbardonline.com

Tenure: Leasehold
Local Authority: East Suffolk Council

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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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North Denes Holiday Park

Lowestoft, NR32 1UX

- Well-presented Willerby Salsa park home
- Open-plan kitchen/dining/living space
- Two bedrooms, including a principal bedroom with en-suite WC
- Separate shower room with mains-fed shower
- Built-in wardrobes and storage throughout
- Decking area ideal for outdoor seating and relaxation
- Modern kitchen with space for fridge/freezer and oven
- 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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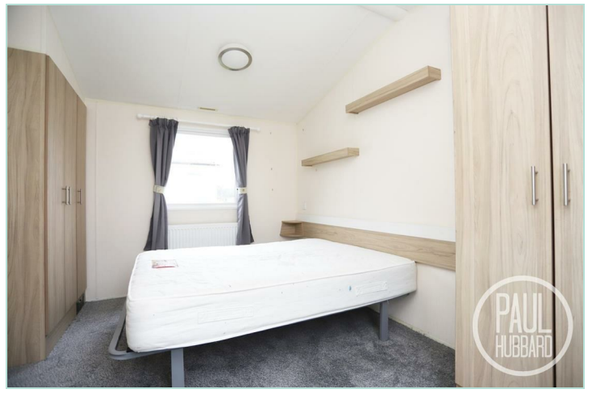
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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.

Open Plan Living Space
6.74 max x 3.60 max
UPVC entrance door to the side aspect opening into an open-plan living area comprising the kitchen/dining room and lounge.

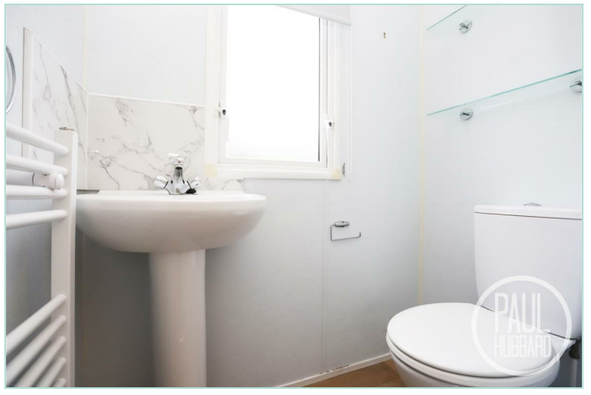
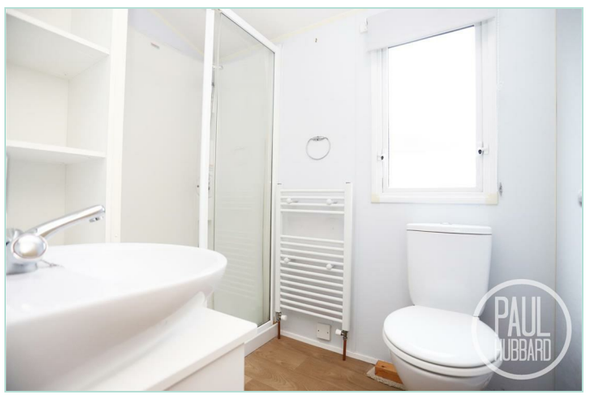
Kitchen
Recessed doormat, laminate flooring, a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, radiator, and a UPVC double-glazed window to the side aspect. Space for a fridge/freezer and oven, built-in storage cupboard with double doors housing the gas boiler, and doors opening to all other internal rooms. The kitchen is open to the lounge/diner, creating a sociable living area.

Lounge
Fitted carpet, dual-aspect UPVC double-glazed windows, radiator, electric fireplace, and built-in sofas with table and chairs.

Shower Room
2.06 x 1.05
Laminate flooring, UPVC double-glazed obscure window to the side aspect, heated towel rail, WC, pedestal wash basin with mixer tap, and a mains-fed shower within a cubicle enclosure with built-in shelving.

Bedroom 1
3.61 max x 2.97 max
Fitted carpet, dual-aspect UPVC double-glazed windows, radiator, built-in fitted wardrobe, and a door opening into the en-suite WC.

En-Suite WC
1.13 x 0.95
Laminate flooring, UPVC double-glazed obscure window to the side aspect, WC, heated towel rail, and pedestal wash basin with mixer tap.

Bedroom 2
2.41 x 1.74
Fitted carpet, UPVC double-glazed window to the side aspect, radiator, and fitted storage unit.

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.