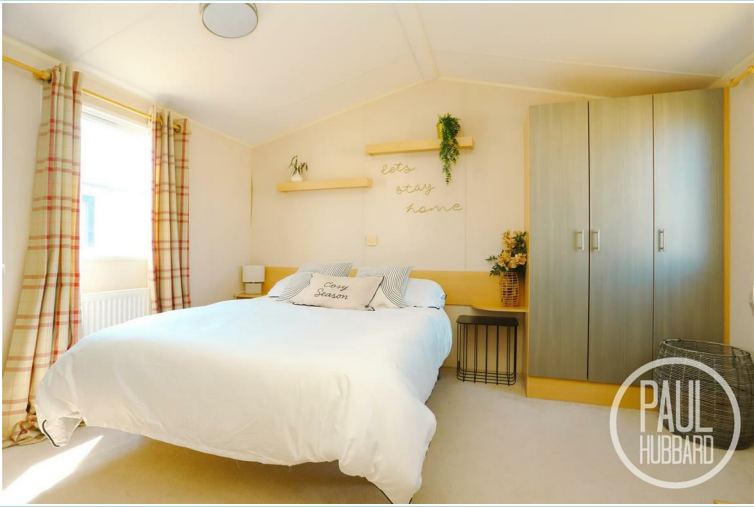


Tenure: Leasehold
EPC Rating: TBC
Local Authority: East Suffolk Council

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		
England & Wales		EU Directive 2002/91/EC

£21,995
Asking Price



North Denes Holiday Park

Lowestoft, NR32 1UX

- Well-presented holiday home
- Two separate bedrooms
- Master bedroom with en-suite WC
- Chain free sale
- Gas bottle heating and hot water system (park supplied)
- Gas central heating
- UPVC double glazing
- Modern décor throughout
- 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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NR33 0BB

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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





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

5.32 x 3.61
UPVC entrance door to the side aspect, fitted carpet & vinyl flooring, dual aspect UPVC double glazed windows, spotlights, x2 radiators, electric fireplace, fitted corner sofa, table & benches, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for an oven, integrated fridge-freezer, cupboard housing the gas combi boiler and a door opens into the hallway.

Hallway

Vinyl flooring, radiator and doors opening to the bedrooms & shower room.

Shower room

2.01 x 1.05
Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with mixer tap and a mains-fed shower set into a cubicle enclosure.

Bedroom 1

3.60 max x 2.97 max
Fitted carpet, dual aspect UPVC double glazed windows, radiator, fitted wardrobes and a door opens into the en-suite WC.

En-suite WC

1.20 max x 1.05 max
Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet and a pedestal wash basin with hot & cold taps.

Bedroom 2

2.41 x 1.77
Fitted carpet, UPVC double glazed window to the side aspect, radiator and fitted wardrobes.

Outside

Steps lead up to a raised decking area, providing an ideal space for outdoor seating. Off-road parking is also provided, while a UPVC entrance door to the side opens into the main living accommodation.

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.

Lease Information

The park operates on an annual rolling licence. The licence term runs for approximately 10.5 months each

year, from March through to January. In addition to the purchase price of the holiday home, the only ongoing charges are the annual site fees and water rates.

