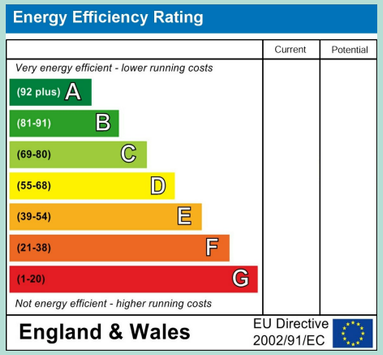
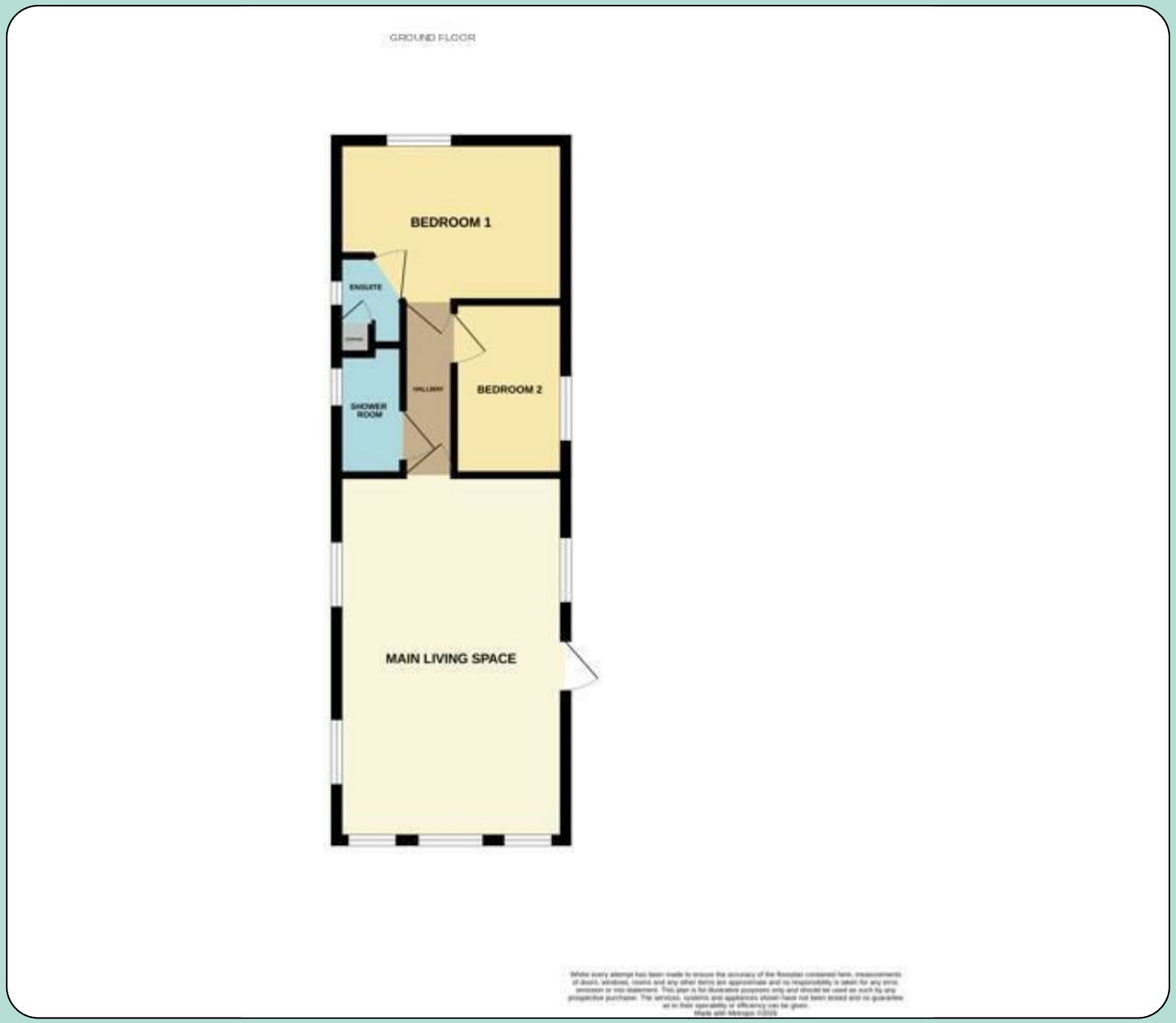
Tenure: Leasehold
Local Authority: East Suffolk Council











# North Denes Holiday Park

Lowestoft, NR32 1UX

- Well-presented Trieste 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, 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

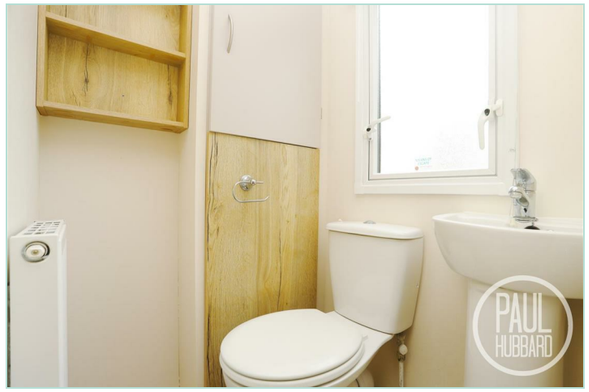
e - info@paulhubbardonline.com t - 01502 531218

**Paul Hubbard Estate Agents**
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

**Contact Us**
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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.

## Main Living Space
5.17 x 3.60
Open plan space comprising a built-in sofa area, dining table and fully equipped kitchen, featuring vinyl flooring & fitted carpet, dual aspect UPVC double glazed windows, x2 radiators, fitted shelving, electric fireplace, spotlights, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in double oven with gas hob & a stainless steel extractor hood, space for a fridge, and a door opening into the hallway.

## Hallway
Fitted carpet, spotlights, radiator, and doors opening to Bedroom 1, Bedroom 2 and the shower room.

## Bedroom 1
3.57 max x 2.51 max
Fitted carpet, UPVC double glazed window to the rear aspect, spotlights, radiator, built-in wardrobe with shelving, and a door opening to the ensuite.

## Ensuite Shower Room
1.17 max x 1.09 max
Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, spotlights, toilet, pedestal wash basin with mixer tap, built-in shelving, and a cupboard housing the boiler.

## Bedroom 2
2.70 x 1.73
Fitted carpet, UPVC double glazed window to the side aspect, spotlights, radiator, and a built-in wardrobe with shelving.

## Shower Room
1.88 max x 1.05 max
Vinyl flooring, UPVC double glazed obscure window to the side aspect, extractor fan, radiator, heated towel rail, pedestal wash basin with mixer tap, built-in shelving, toilet, and a 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.

