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£140,000
Asking Price





# The Street

Suffolk, NR32 5HN

- Brand new residential park home
- Two bedrooms & two bathrooms (including en-suite)
- Fully furnished with optional full inventory
- Wrap-around decking included
- Fully sited and ready to move into
- 2026 site fees included
- Stunning coastal setting with sea views from the park
- Off road parking
- Friendly, community-focused development with owners' events
- Just moments from Corton's coastline and scenic coastal walks

PAUL HUBBARD

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## Location

Superbly located just north of Lowestoft on the Suffolk coast, Azure Seas offers a peaceful coastal lifestyle with beautifully maintained grounds, a welcoming community and regular owners' events, all within easy reach of Lowestoft and the Norfolk Broads. Just 3 miles away, Lowestoft boasts award-winning sandy beaches, Victorian seafront gardens, two piers and a range of attractions. Even closer, Corton Beach and the tranquil Corton Woods are both just a five-minute walk from the lodge, offering the perfect blend of coast and countryside. Excellent bus and rail links, including regular services to Norwich, make exploring the wider region easy.

## Kitchen/ Diner

3.02 x 3.53

UPVC entrance door to the side aspect, vinyl flooring, dual aspect UPVC double glazed windows, radiator, cupboard housing the gas combi boiler, down lights, units above & below, under cabinet lighting, laminate work surfaces, inset composite sink & drainer with mixer tap, integrated double oven, dishwasher, microwave & fridge-freezer, stainless steel extractor hood, sliding doors seamlessly connect the sitting room and a door opens into the hallway.

## Sitting Room

3.53 x 2.98

Fitted carpet, dual aspect UPVC double glazed windows, electric fireplace, fitted units with under cabinet lighting and UPVC French doors open to the sun deck.

## Hallway

Fitted carpet, radiator, down lights and doors opening to the bedrooms & shower room.

## Bedroom 1

3.16 max x 2.44 max

Fitted carpet, UPVC double glazed window to the rear aspect, down lights, radiator and doors open to a walk-in wardrobe & ensuite WC.

## Walk-in wardrobe

1.50 x 1.04

Fitted carpet, consumer unit, down lights and wardrobe, drawers, rails & hooks for clothes.

## WC

1.07 x 1.05

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









## Bedroom 2

2.54 x 1.63

Fitted carpet, UPVC double glazed window to the side aspects and fitted wardrobes.

## Shower Room

1.98 x 1.05

Vinyl flooring, UPVC double glazed obscure window to the side aspect, down light, radiator, toilet, wash basin set into a vanity unit with mixer tap, wall cabinet with lighting, mains-fed shower set into a cubicle enclosure, extractor fan and aqua board wall panels.

## Outside

The property enjoys a south-facing wrap-around decking area with outdoor lighting, providing an ideal space for outdoor dining, entertaining or simply relaxing. It also benefits from off-road parking, neatly landscaped lawn and shingle borders, and a variety of attractive plants and shrubs. Beyond the private plot, residents have access to beautifully maintained communal grounds, additional guest parking, a communal laundry room, a greenhouse and herb garden, as well as a private footpath leading directly to Corton Beach.

## Agent Note

Annual pitch fee: £4,049 (2026). Annual water & sewerage charge: £246 (subject to change). Council Tax Band A. Metered electricity charged at approximately £0.24 per kWh (usage billed separately). 47kg bottled gas supplied by the park (currently approximately £85 per bottle, subject to change). Buildings insurance required (approximately £200 per annum, purchaser to verify). Buyers should satisfy themselves regarding all ongoing site charges before exchange of contracts.

## Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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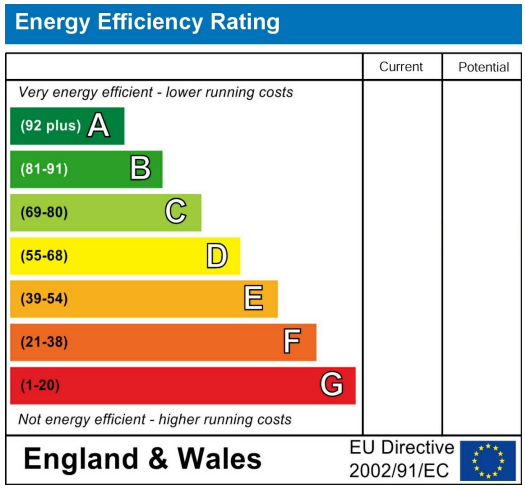
FOR SALE

Tenure: Freehold
Council Tax Band: A
Local Authority: East Suffolk Council







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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