

£130,000  
Guide Price



## Arbor Lane Pakefield, NR33 7BD

- Double width mobile home in highly sought-after Beach Farm Park
- Full residential use
- Short walk to East Pakefield Beach & local amenities
- Spacious, versatile accommodation: 2 double bedrooms & modern shower room
- Open-plan kitchen/diner with fitted units & integrated appliances

- Bright lounge with dual-aspect UPVC windows & fitted blinds
- Gas central heating & UPVC double glazing throughout
- Secluded location with wrap-around low-maintenance gardens
- Long driveway providing off-road parking for multiple vehicles
- Early viewing strongly recommended – rare opportunity in this location

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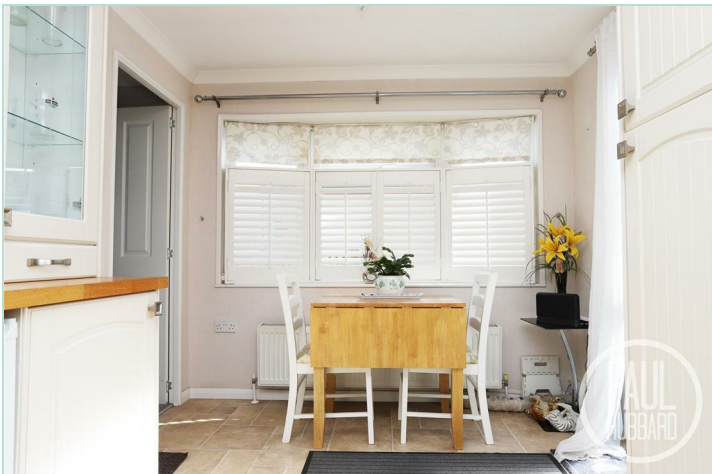


### Location

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 top-rated schools, excellent public transport links, and a vibrant local community.

### Entrance Hall

UPVC entrance door to the front aspect, laminate flooring, x2 built-in storage cupboards, radiator and doors opening to bedrooms 1-2, the shower room & sitting room.



### Bedroom 1

3.18 max x 2.91 max

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

### Bedroom 2

3.19 max x 2.90 max

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



### Shower Room

2.01 x 1.66

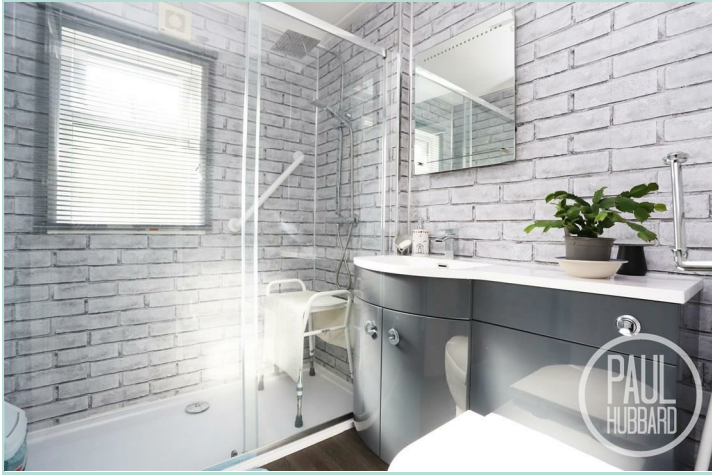
Laminate flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, toilet & wash basin set into a vanity unit with a mixer tap, heated towel rail and walk-in mains fed shower with both rainfall & handheld heads.

### Sitting Room

5.19 x 3.21

Fitted carpet, x2 dual aspect UPVC double glazed bay windows, radiator and a door opens into the kitchen/ diner.





### Kitchen/ Diner

5.33 x 2.65

Vinyl flooring, UPVC double glazed bay window to the side aspect, radiator, units above & below, oak work surfaces, tile splash backs, built-in oven, gas hob, extractor hood, inset stainless steel sink & drainer with mixer tap, UPVC double glazed window to the side aspect, space for a fridge & washing machine and a UPVC door opens to the rear courtyard.



### Outside

To the front, a sloped pathway leads to the main entrance door, alongside a driveway offering off-road parking for multiple vehicles.

The wraparound garden features a patio area, shingle, two low-maintenance artificial lawn sections, planted borders with shrubs, an outdoor tap and sockets, as well as multiple storage units. The space is fully enclosed with fencing for privacy.

### Lease Information

- Length of lease TBC
- Site fees: £213.85 PCM to include water and sewage







Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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

ARBOUR LANE



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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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