

£30,000  
Asking Price



## Pakefield Holiday Park

Pakefield, NR33 7BQ

- Three well-sized bedrooms with ample natural light
- Modern shower room with quality fixtures
- Separate cloakroom for added convenience
- Comfortable sitting room with neutral decor
- Sun terrace ideal for outdoor dining and relaxation
- Gas central heating
- Well maintained and move-in ready condition
- Located in the desirable and peaceful Pakefield area
- UPVC double glazing throughout
- Spacious kitchen/diner

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**PAUL  
HUBBARD**





### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking 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 excellent public transport links, and a vibrant local community.

### Sitting room

5.70m max x 3.58m

UPVC double-glazed windows to the front and side aspects, this room benefits from ample natural light. The space is fully carpeted and includes a sofa with a built-in double bed, along with a radiator



### Kitchen/Diner

UPVC double-glazed windows to side, vinyl flooring, wall and base units with laminate worktops, stainless steel sink with drainer, integrated fridge/freezer, extractor fan, oven, hob, microwave, two radiators, dining area with built-in seating, and door to the hallway.

### Hallway

Vinyl flooring throughout, doors opening to the shower room, cloakroom and bedrooms 1-3.



### Shower Room

1.82m x 1.05m

UPVC double-glazed obscure side window, vinyl flooring, pedestal wash basin, toilet, enclosed glass shower cubicle, and a heated towel rail.

### Bedroom 1

2.64m x 1.92m

UPVC double-glazed side window, carpet flooring, built-in cupboards and units, and radiator.

### Cloakroom

1.05m x 0.84m

UPVC double-glazed obscure side window, vinyl flooring, pedestal wash basin, toilet, cupboard housing gas combi boiler, and radiator.

### Bedroom 2

2.64m x 1.64m

UPVC double-glazed side window, carpet flooring, built-in cupboards, and radiator.





### Bedroom 3

2.70m x 1.72m

UPVC double-glazed side window, carpet flooring, built-in cupboards, and radiator.

### Outside

Attractive patio area featuring stone detailing, perfect for outdoor relaxation. Access is via steps leading up to a gated sun terrace, ideal for entertaining, and enhanced by outdoor lighting.

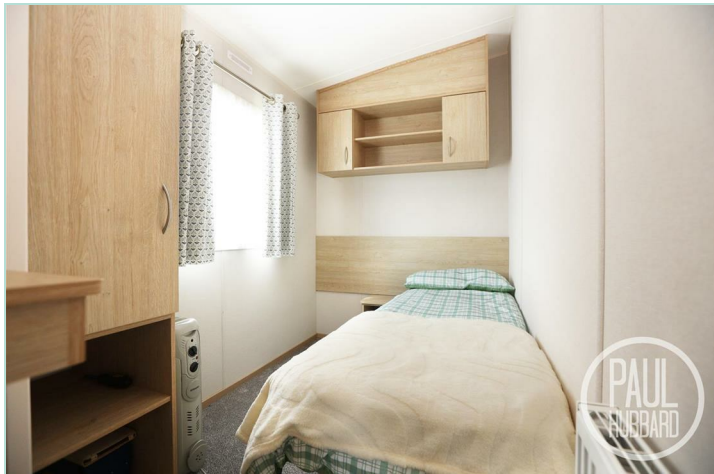
### Agent note

Enjoy 11 Months of Holiday Freedom Each Year!



Unlock the benefits of your own holiday home with:

- Access to a swimming pool, play park, and lifeguards
- A welcoming family bar and exclusive owner-only events
- Just £4,300 pitch fees per year – includes:
  - Grass cutting
  - Landscaped grounds maintenance
  - Refuse collection
  - Street lighting
  - Super fast internet



Separate water and gas-

Gas bottles purchased at the park

Electricity on a quarterly metre

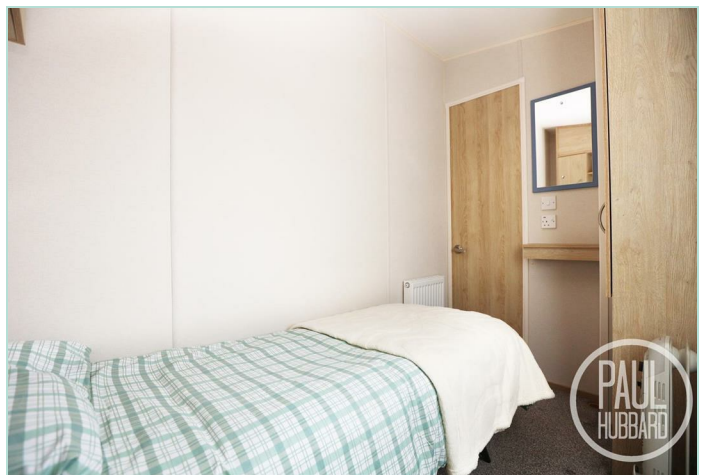
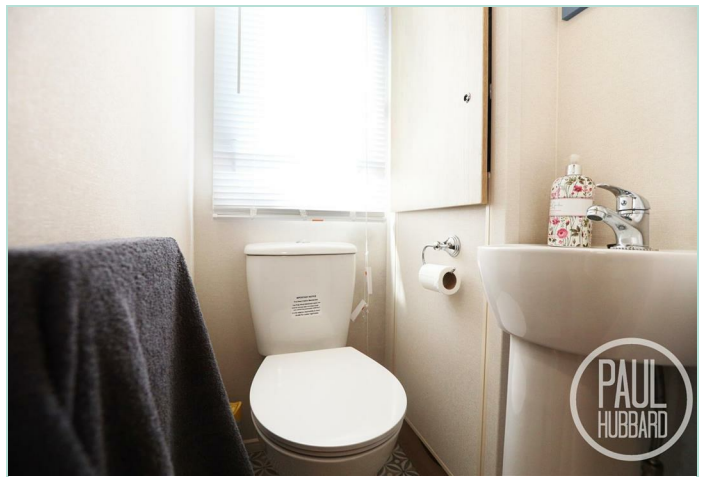
Water- £700 per year (approx)












Tenure: Leasehold  
 Council Tax Band:  
 EPC Rating:  
 Local Authority:

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		
England & Wales	EU Directive 2002/91/EC	

119  
 446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.5 sq.m.) approx.  
 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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