

Tenure: Leasehold

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	

£39,995
Asking Price



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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Oulton Broad

Suffolk, NR32 1UX

- Well-presented park home
- Open-plan kitchen/dining/living space
- 12-month holiday park
- Front-opening patio doors
- Built-in wardrobes and storage throughout
- Decking area ideal for outdoor seating and relaxation
- Modern kitchen & Shower Room
- Wrap-around decking included
- Double glazing & central heating
- Alternative park options may be available and discussed upon enquiry

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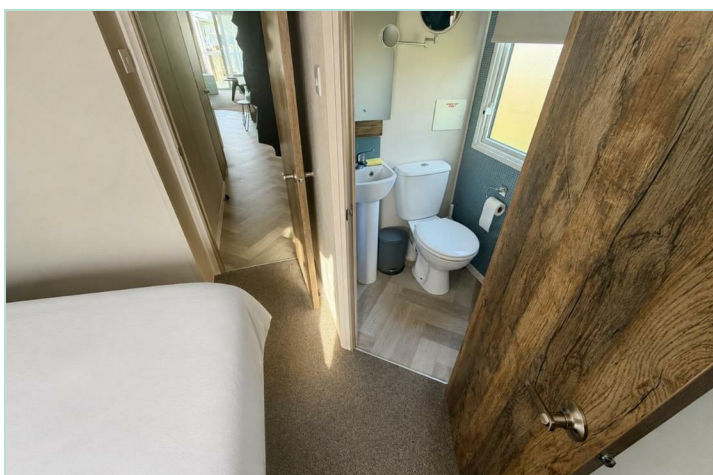
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Location - Oulton Broad

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Description

Escape to the beautiful Norfolk coast with this 2023 ABI Brookwood, a stylish and spacious 37ft x 12ft, 2-bedroom holiday home located on a 12-month park in Oulton Broad, Lowestoft. Designed with comfort in mind, the Brookwood features a bright open-plan lounge and dining area with a fixed L-shaped sofa, modern integrated kitchen appliances, and front-opening patio doors leading onto a wrap-around decking, perfect for relaxing or entertaining. The home benefits from double glazing, central heating, and a master bedroom with an en-suite WC, making it ideal for year-round holiday use. The price includes decking, sitting on a plot of your choice, one gas bottle, gas and electric safety tests, TV aerial, internal and external valet, plus a 6-month warranty on electrical and gas appliances. As an added bonus, there is no Council Tax, no Stamp Duty, and no Solicitor Fees to pay. The park is also pet friendly, so your four-legged family members can enjoy your holiday home too.

Agent Note

2023 ABI Brookwood (37x12, 2 Bed) located on a 12-month, pet-friendly park in Oulton

Broad, Lowestoft. Site fees are £5,625 per annum. Price includes decking, sitting on a plot of the buyer's choice (subject to availability), 1 x gas bottle, gas & electric safety tests, TV aerial, internal & external clean, and a 6-month warranty on electrical and gas appliances. Buyer benefits from no Council Tax, no Stamp Duty, and no Solicitor Fees.

