



227 Broadland Sands, Coast Road

Corton, Lowestoft, NR32 5LQ

£25,000



SITE FEES PAID FOR 2024 Aldreds are delighted to offer this immaculately presented modern mobile home situated on this very popular Broadland Sands Holiday Park. The park offers a full range of holiday facilities including swimming pool and entertainments complex. This mobile home offers direct sea views and benefits Upvc double glazed windows and gas fired central heating fired by an energy efficient combination boiler. The accommodation includes spacious lounge/diner, quality fitted kitchen, family shower room plus a separate W.C and 3 bedrooms also including pull out bed in the lounge meaning the accommodation can sleep up to 8 people. Quite simply ready to move in and an early viewing is recommended.



Lounge/Diner 12'2" x 11'8" (3.73 x 3.57)

Fitted carpet, triple aspect Upvc windows including the front window overlooking the beach and sea. All fixtures and fittings included in the asking price including the dining table and chairs, sofas and pull out bed, wall mounted T.V, modern living flame electric fire, power points, radiator, wide opening leading to the kitchen.

Kitchen 11'1" x 7'2" (3.4 x 2.2)

Timber effect vinyl flooring, full range of modern fitted kitchen units, roll top work surfaces, stainless steel sink, power points, Upvc window, fixtures and fittings included in the asking price - all white goods, gas cooker and microwave.

Family Shower Room

Timber effect vinyl flooring, shower suite comprising of a fully enclosed shower cubicle, pedestal sink, ow level W.C, heated towel rail, Upvc window, shelving units.

Separate W.C

Timber effect vinyl flooring, suite comprising of a low level W.C, wall mounted sink, heated towel rail, Upvc window.

Bedroom 1 6'11" x 9'9" (2.11 x 2.98)

Fitted carpet, full length fitted wardrobe, radiator, double bed, side tables, power points, Upvc window.

Bedroom 2 7'10" x 5'3" (2.39 x 1.62)

Fitted carpet, fitted cupboard, radiator, power points, 2 single beds.

Bedroom 3 6'9" x 6'0" (2.07 x 1.84)

Fitted carpet, wall mounted cupboard, 2 x single beds, power points, Upvc window, radiator.

Outside

There is a wrap around lawned garden area, plus a modern verandah offering ample space for outside/bistro style dining. space for allocated parking.

Outgoings

Council tax is included in the site fees.

Site fees are £5595 per annum. These can be paid up front or over a 9 month period.

Tenure - The mobile home is freehold however is subject to Broadland Sands park rules and charges as above.

Area Map



Floor Plans



Energy Efficiency Graph

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