



64 Beach Farm Arbor Lane  
Pakefield, Lowestoft, NR33 7BD

Asking Price £130,000



## 64 Beach Farm Arbor

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Aldreds are delighted to offer this double fronted fully residential mobile home situated on the very desirable Beach Farm Residential Park in Pakefield being within a very short walk of East Pakefield beach. The property is presented to an outstanding standard throughout with spacious accommodation including an entrance hall, open plan lounge/diner, modern fitted kitchen, modern fitted shower room and two double bedrooms. There are also wraparound gardens and ample off road parking. Benefits also include uPVC double glazed windows and gas fired central heating. This is a fully residential property and can be lived in all year round with realistic site fees which include all water and sewerage charges. An early viewing is strongly recommended.

### 'L' Shaped Entrance Hall

Fitted carpet, coved ceiling, uPVC entrance door, radiator, power point.

### 'L' Shaped Lounge/Diner 14'5" x 19'7" (4.40 x 5.98)

Fitted carpet, coved ceiling, triple aspect uPVC windows, radiator, power points, tv point, modern timber fireplace with marble effect inset and hearth with living flame electric fire, ample space for family size dining table and chairs.

### Kitchen

#### 9'10" x 11'2" (3.02 x 3.41)

Tile effect vinyl flooring, a full range of modern fitted kitchen units with extended work surfaces, tiled splashbacks, poly-carbonate sink with single drainer, recess for white goods including plumbing for a washing machine, two full length storage/larder cupboards, one housing the modern energy efficient combination boiler (fitted in 2021), integrated electric oven with matching four burner gas hob, extraction cooker hood, uPVC window, uPVC door leading to garden, radiator, power points.





### Shower Room

Vinyl flooring, modern shower suite comprising of a double length shower cubicle with Aquaboard splashbacks, low level WC, pedestal sink, shavers socket & shavers light, uPVC window, extractor fan, radiator.

### Bedroom 1

11'2" x 9'7" (3.42 x 2.94)

Fitted carpet, coved ceiling, uPVC window, radiator, a range of fitted wardrobes, dressing table & drawers, radiator, power points.

### Bedroom 2

8'4" x 9'7" (2.55 x 2.93)

Fitted carpet, radiator, power points, tv point, a full range of fitted wardrobes, dressing table & drawers.

### Outside

A range of well presented wrap around gardens, ample off road parking for up to 3 cars including a side driveway & parking to the front.

### Site Fees And Terms

Fully Residential So Can Be Used As Your Main Address

Over 55s Only

Site Fee £213 Per Month To Include Water And Drainage ( Approx. )

### Tenure

Freehold

### Services

Mains water, electricity, LPG, drainage.

### Council Tax

East Suffolk. Band 'A'

Ref: L2521/01/26



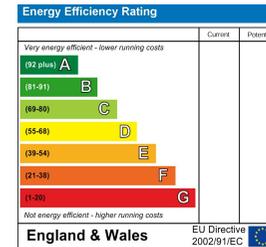
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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