



Aldreds
Estate Agents



110 Beach Farm Residential & Holiday Park Ltd Arbor Lane

Pakefield, Lowestoft, NR33 7BD

Asking Price £69,995



Aldreds are delighted to offer this two bedroom lodge, which benefits from full residential use 12 months of the year. The property offers spacious accommodation comprising an open plan kitchen/dining/living area, central hallway, two bedrooms and a bathroom. Outside, there are recently landscaped wraparound gardens, off road parking and an external storage shed. Further benefits include uPVC double glazed windows, gas fired central heating and the property has been redecorated throughout to a good standard, with neutral décor. Beach Farm Park is situated on the east side of Pakefield, within a short walk of Pakefield beach and local shopping amenities. Properties offering full residential use at this realistic asking price rarely become available on this desirable residential park, and an early viewing is highly recommended. Offered with no onward chain.



Lounge/Kitchen/Dining Area 11'3" x 20'0" (3.45 x 6.10)

Lounge/Dining area:

Recently laid timber effect vinyl flooring, radiators, double aspect uPVC windows, TV point, central fireplace, ample space for family size dining table and chairs.

Kitchen area:

Recently laid timber effect vinyl flooring, a range of fitted kitchen units, extended work surfaces, built-in stainless steel oven with four burner gas hob, extraction cooker hood, integrated full length fridge/freezer, stainless steel sink with single drainer, uPVC window, wall mounted energy efficient boiler.

Inner Hallway

Fitted carpet, coved ceiling, door leading to side garden, radiator, storage cupboard.

Bedroom 1 8'2" x 10'9" (2.5 x 3.30)

Fitted carpet, radiator, coved ceiling, full length fitted wardrobe, uPVC window, radiator, power points.

Bedroom 2 8'9" x 6'3" (2.69 x 1.92)

Fitted carpet, uPVC window, power points, full length fitted wardrobe, radiator.

Bathroom

Timber effect vinyl flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, tiled splashbacks, shaver's socket, uPVC window, extractor fan, Jack-and-Jill door to master bedroom.

Outside

A range of recently landscaped gardens, a large patio seating area - ideal for bistro style dining, off road parking, external storage sheds.

Park Fees

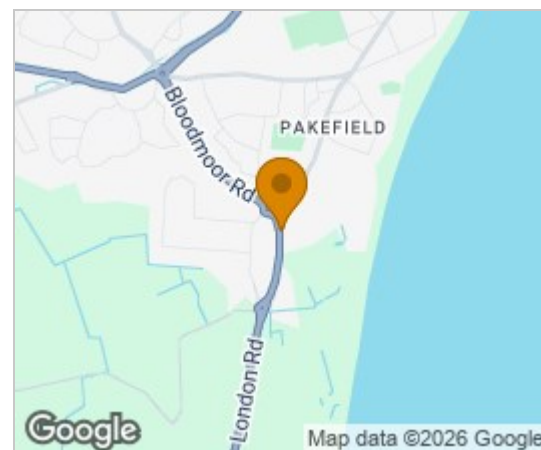
Council Tax Band A (If used for residential)

Site Fees £350 Per Month to include water and sewerage (Approx)

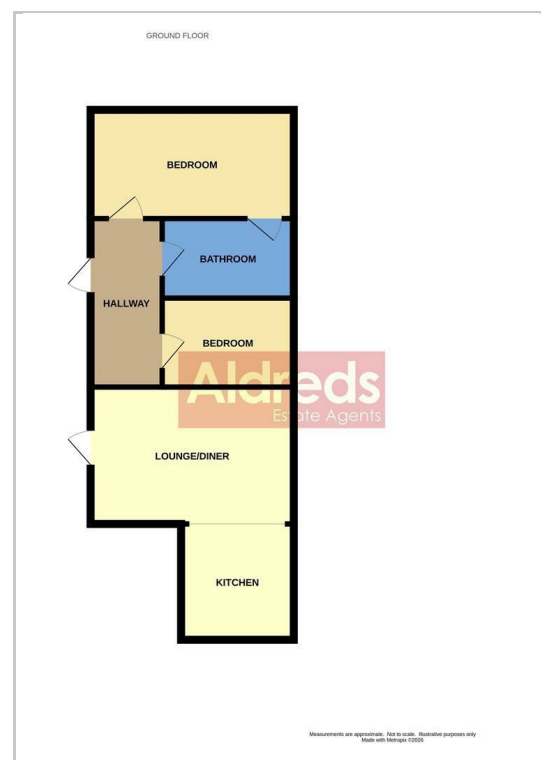
Homes on this part of the park can be used as your main residence subject to paying council tax.

Ref: L2720/10/26

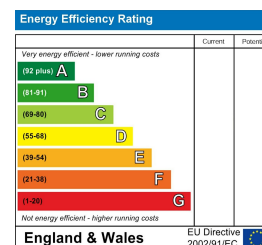
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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