

HARDIMANS



Blakeney Cliftonville Residential Park, Arbor Lane
Pakefield, Lowestoft, NR33 7BQ
Offers Over £40,000

HARDIMANS

Digitally Altered



**Blakeney Cliftonville
Residential Park, Arbor Lane,
Pakefield, Lowestoft, Suffolk,
NR33 7BQ**

Welcome to this charming park home located on Cliftonville Residential Park on Arbor Lane in the picturesque area of Pakefield. This delightful mobile home offers a cosy retreat perfect for those seeking a peaceful coastal lifestyle. PLEASE NOTE, there is an age restriction of 55 years and over, max occupancy of 2 adults to be eligible to live here and the property must be your main residence.

Situated in a permanent residential park, this property is just a few hundred meters away from the stunning Pakefield beach, ideal for leisurely strolls along the shore or relaxing days by the sea.

This property offers a unique opportunity to embrace seaside living at its finest. Don't miss out on the chance to make this charming mobile home your own slice of paradise in Pakefield.

DIRECTIONS

(USE POSTCODE NR33 7BB FOR A SATNAV) Cliftonville Residential is entered via Grayson Avenue at Pakefield, from Grayson Avenue turn left onto Arbor Lane down towards the cliffs. Follow down Arbor Lane past the entrance for Pakefield Holiday Caravan Park and continue towards the sea. Cliftonville residential park is located on the right hand cul de sac just before the cliffs.





SITTING ROOM

uPVC door to front entrance, windows to front and side aspect.

KITCHEN

Window to rear aspect, worktop space, cupboards and drawers under, cupboards above, twin sink with drainer, built in storage cupboard.

DINING ROOM

uPVC door to garden access, Windows to front and side aspect.

HALLWAY

Storage cupboard.

BEDROOM

Windows to front aspect, sliding door to garden access, built in wardrobes.



SHOWER ROOM

Frosted window to rear aspect, low level WC, hand wash basin with cupboard under, walk in shower cubicle with tile surround and electric shower, shower boards surround rest of the room, chrome effect towel radiator.

OUTSIDE

Fully enclosed garden, mixture of patio slab, decking and artificial grass, three outbuildings, Driveway.



GROUND RENT

Ground Rent £108.33 PCM

WATER

Water Charges are paid twice yearly in June and December via The Park - (The charge for June 2026 was £58.00)

SEWAGE

Please note the property has a Cess Pit which is emptied when necessary.

RESTRICTIONS

The property must be your Main Residence, it cannot be used as a Holiday Home or Sub - Let
A maximum of 2 occupiers who must be 55 Years plus
1 Pet allowed at the Site Owners Discretion

TENURE

The owner of "Blakeney" owns the freehold of the 'park home' only, and not the land it sits on. The landowner receives the ground rent. There is NO service charge or lease.

COUNCIL TAX BAND

A

MATERIAL INFO

This property has:

Mains Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Could achieve speeds of Ultrafast 1800mbps upload and 220mbps download

* Mobile: 02, THREE, VODAFONE EE, ALL LIKELY

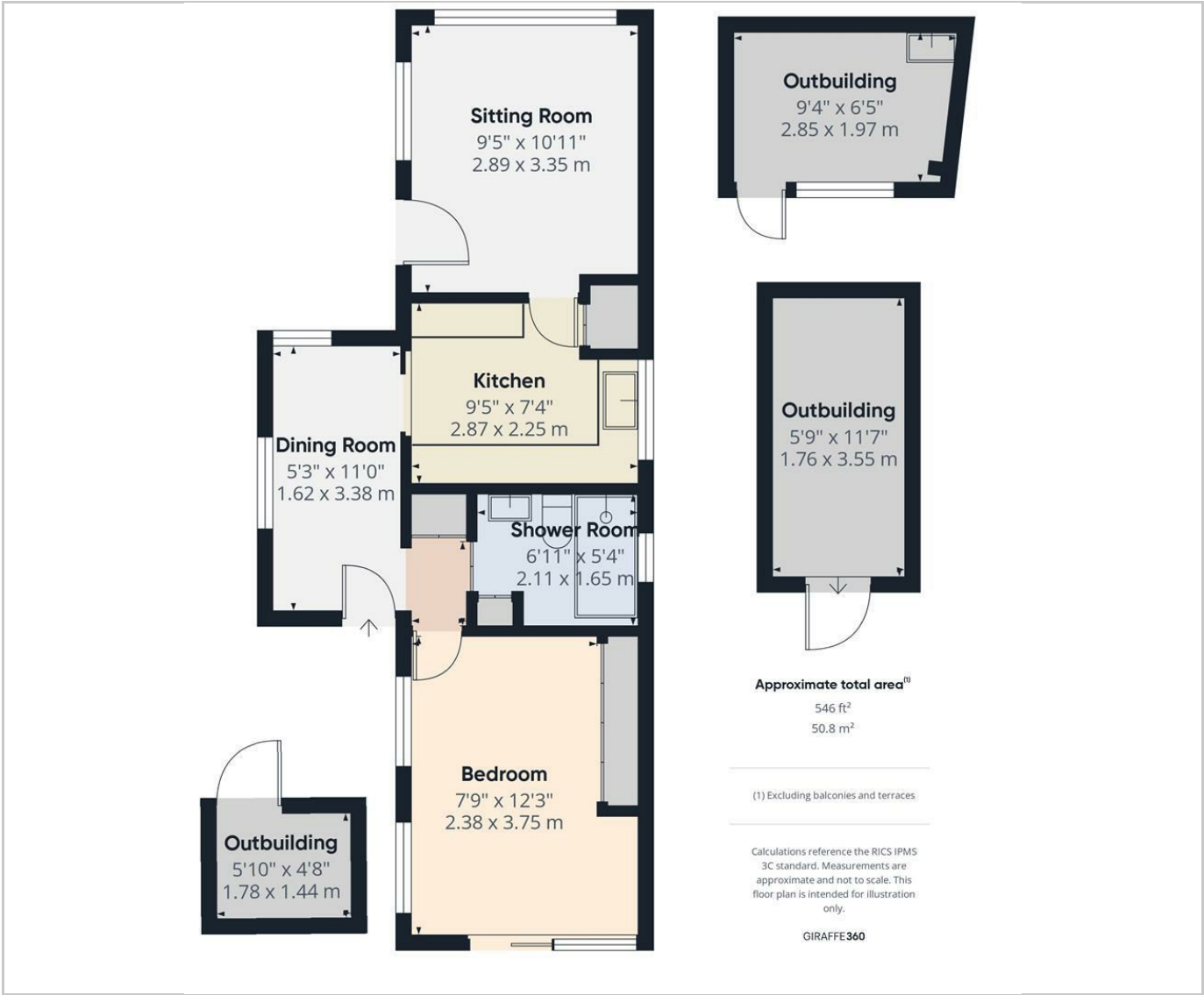
* Disclaimer: This information is





based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

Floor Plan



Area Map



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk

