

DIRECTIONS

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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 

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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Prestige Dovecote Searles Country Park South Beach Road Hunstanton King's
Lynn. Norfolk PE36 5BB
**EXCLUSIVE BEAUTIFULLY PRESENTED TWO BEDROOM HOLIDAY LODGE WITH
PRIVATE HOT TUB ON FIVE STAR LEISURE RESORT IN A LODGE OWNER ONLY AREA**

Hunstanton

£239,000 Leasehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Leading into open plan lounge / diner. Storage cupboard housing washing machine.

LOUNGE DINER

Parquet style laminate flooring with French patio doors leading onto veranda, flooding the room with natural light. Real effect electric fire to keep you cosier on the colder nights. Table with space to seat up to six people. Floor to ceiling radiator.

KITCHEN

Well equipped kitchen with a range of wall, base and drawer units with wooden worktop over. Built in appliances including fridge freezer, dishwasher and a microwave oven. Gas hob with an extractor fan over.

BEDROOM ONE

Laminate flooring. Boasts a massive 6ft wide Ziplink bed so easily converts to 2 3ft singles if desired. With windows to either side of the bed giving natural light and elegance. Built in wardrobes with sliding doors. Door leading into en-suite.

ENSUITE TO BEDROOM ONE

Three piece suite comprising of hand wash basin, W.C, and a luxurious large shower. Door leading outside onto veranda with hot tub built into decking.

BEDROOM TWO

Laminate flooring. Benefits from a 5ft wide Ziplink bed so can be easily converted to twins. With windows to either side of the bed giving natural light and elegance. Built in wardrobes with sliding doors. Door leading into en-suite.

ENSUITE TO BEDROOM TWO

Three piece suite comprising of hand wash basin, W.C, and a luxurious large shower. Door leading outside onto veranda with hot tub built into decking.

DECKING AND HOT TUB

Can it say Large front decking wrapping down the side to an addition side deck area with a sunken covered Hot tub

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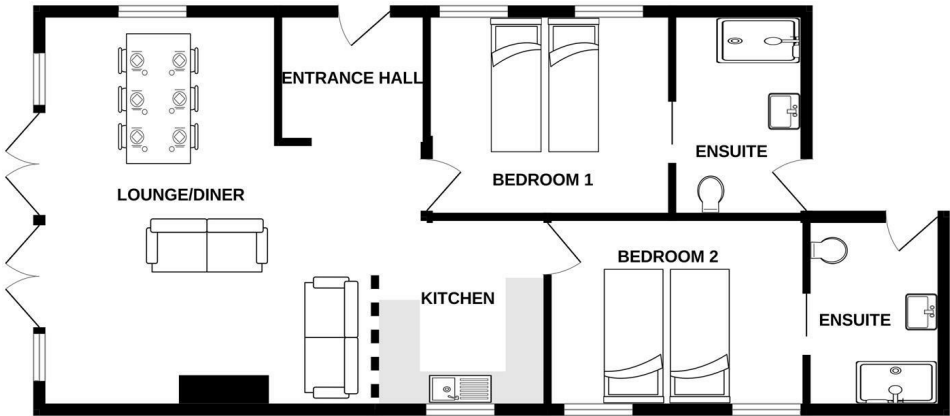
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****Special offer - Searles Leisure Resort is currently offering 2026 pitch fees and selected additional lodge enhancements included on this holiday home****

Nestled within the picturesque Searles Country Park on South Beach Road in Hunstanton, this exquisite holiday lodge offers a perfect retreat for those seeking a blend of comfort and luxury. Built in 2023, the property boasts a modern design and a luxurious finish that is sure to impress. The lodge features two well-appointed bedrooms, each with its own en-suite bathroom, ensuring privacy and convenience for you and your guests. The spacious reception room provides a bright and welcoming atmosphere, ideal for relaxation after a day of exploring the stunning coastal surroundings. One of the standout features of this property is the hot tub, seamlessly integrated into the decking accessed from both en-suites. Allowing you to unwind while enjoying the fresh sea air and beautiful views. With parking available accessibility is made easy, enhancing the overall appeal of this holiday home. As a holiday retreat, this lodge is available for eleven months of the year, providing ample opportunity to escape to the coast and create lasting memories. Additionally, lodge owners enjoy exclusive benefits of the site facilities and discounts on food and drink, adding further value to this remarkable property. Whether you are looking for a personal getaway or an investment opportunity, this holiday lodge at Searles Country Park is a splendid choice. The sister site to Searles Country Park is also bubbling with exciting fun things to do. The site is also fully pet friendly so you an take every member of the family! Embrace the charm of Hunstanton and indulge in the luxury of this delightful home away from home. The lodge has a 45 year tenure and is sold furnished.

GROUND FLOOR



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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