


### DIRECTIONS

From the Dersingham roundabout, follow the A149 towards Hunstanton after approx 2 miles turn left onto Beach Road and continue along this road driving past the Fish and Chip shop and the Shepherds Port caravan site, follow the road until you reach the fork in the road near the club house where you turn left and you continue with the lake on the left hand side where the property can be found second on the left easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.



23B The Beach Snettisham King's Lynn Norfolk PE31 7RB

**TWO BEDROOM MOBILE HOME WITH ALLOCATED PARKING  
NO UPWARD CHAIN**

**Snettisham**

**£110,000 Freehold**



**LOUNGE/DINER**

20'5 x 11'5 (6.22m x 3.48m)

**KITCHEN**

7'5 x 5'3 (2.26m x 1.60m)

**BEDROOM 1**

Built-in wardrobes.

10'3 x 7'11 (3.12m x 2.41m)

**BEDROOM 2**

Built-in wardrobes.

8'4 max x 5'7 (2.54m max x 1.70m)

**SHOWER ROOM**

Three piece suite comprising shower cubicle, wash hand basin and w.c.

6'8 x 3'9 (2.03m x 1.14m)

**ALLOCATED PARKING SPACE**



We are delighted to offer this two bedroom mobile home (6 birth) with allocated parking space and rear views overlooking the lake at Snettisham Beach. The property benefits from LPG Heating. The accommodation comprised lounge/diner, kitchen, two bedrooms and shower room. No Upward Chain. Please Note: 6 Month Occupancy Only. This wonderful property is located less than 1 minutes walk from Snettisham Beach and Nature Reserve. This is a fantastic opportunity to own our own piece of tranquility on the Norfolk Coast and views directly on to the lake. Call to view by appointment only.



