



## 95 Winterton Valley Estate Edward Road

Winterton-on-Sea, Great Yarmouth, NR29 4BX

£50,000



We are pleased to offer this two bedroom holiday chalet situated in a sea facing position within the popular Winterton Valley holiday park. This beautifully positioned chalet has been in the same ownership since new in the 1970's and would now benefit from some modernisation and improvement. Accommodation includes open plan living/dining/kitchen areas, two bedrooms, inner lobby and bathroom. The chalet offers the benefits of upvc double glazing and sits in beautifully maintained communal lawned grounds with on site parking. Early internal viewing is highly recommended as chalets in this position with a sea view are rarely available.



### Kitchen Area 7'7" x 5'4" (2.33 x 1.65)

Upvc entrance door, window to rear aspect, fitted kitchen units, ceramic sink and drainer, power points, electric cooker point, open plan access to:-

### Living/Dining Room Area 19'2" maximum x 8'0" maximum (5.85 maximum x 2.46 maximum)

Windows and glazed French doors to front aspect allowing a superb open view across the open grassed area to the Winterton Valley and sea beyond, power points, tv point, doors leading off:-

### Inner Lobby

Airing cupboard housing hot water cylinder with immersion heater, cloaks hooks, door to:-

### Bathroom 7'1" x 5'5" (2.16 x 1.65)

Window to rear aspect, panel bath, hand wash basin, low level WC.

### Bedroom 1 10'10" x 7'7" (3.31 x 2.33)

Window to front aspect allowing a sea view, power point, shavers point.

### Bedroom 2 8'1" x 5'1" (2.47 x 1.55)

Window to rear aspect, power point.

### Floorplans

Floorplans are available for this property via our website. If you do not have internet access but would like to view the floorplans please contact us.

### Outside

The chalet sits in well maintained communal lawned grounds with parking available. The grounds of the site lead onto the Winterton Valley with a superb open sea view beyond.

### Tenure

Leasehold. Lease commenced 25th March 1971 for 99 years  
Ground rent & maintenance charges for 2023 (including building insurance and electric) - APPROX £2,388.11 (inc VAT)  
Site open 25th March - 31st October  
Dogs allowed

### Services

Mains water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A' (holiday reduction applies).

### Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach \* Sand dunes \* Nature Reserve \* There is a selection of shops \* Post Office \* First School \* Middle and High Schools are situated in Martham approximately 3 miles away \* School buses operate in the area \* Eastern Counties Bus services link the coastal village with Great Yarmouth.

### Directions

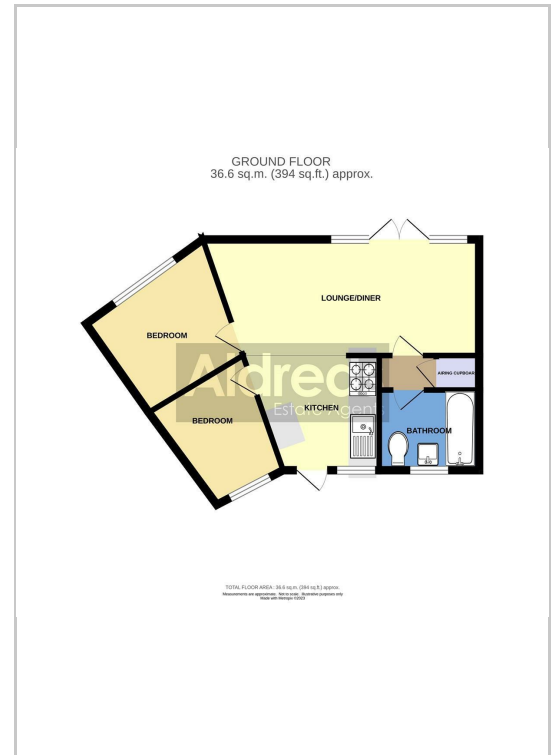
On arriving in the coastal village of Winterton-on-Sea on the Hemsby Road from Great Yarmouth turn first right into Bush Road, continue towards the end of the road where Winterton Valley Estate can be found on your right hand side, turn right into the park, follow the access road as it bears round to left passing the site office where parking is available to the left hand side and the chalet accessed on foot towards the coast side of the site.

Ref: Y11840/08/23/CF

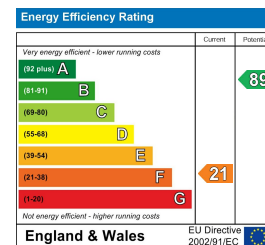
## Area Map



## Floor Plans



## Energy Efficiency Graph



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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA