

Aldreds
Estate Agents



166 Winterton Valley Estate Edward Road

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

£67,500



166 Winterton Valley Estate Edward Road

With stunning sea views, we are pleased to offer this nicely presented two bedroom holiday chalet situated in a pleasant sea facing position in this popular chalet park in the coastal village of Winterton-on-Sea. This well presented chalet offers uPVC sealed unit double glazed windows and doors throughout. Accommodation comprises living/dining area, kitchen, two bedrooms and bathroom. Early internal viewing is highly recommended to appreciate this nicely presented chalet located in a much sought after position. Some furniture will be included in the sale.

Living/Dining Area

17'1" x 12'7" maximum (5.22 x 3.85 maximum)

A double aspect room with uPVC double glazed windows and doors to front and rear aspects with an open sea facing view over the Winterton Valley towards the sea to the front, power points, fireplace with remote controlled electric fire and mirror over, doors leading off:-

Kitchen

5'9" x 5'9" average (1.77 x 1.76 average)

uPVC double glazed window to front aspect, range of fitted kitchen units, stainless steel sink and drainer, new under sink water heater, power points, electric cooker, fridge, door to:-

Inner Hall

Airing cupboard housing hot water cylinder with immersion heater, doors leading off:-

Bedroom 1

9'1" x 8'11" (2.77 x 2.72)

Double glazed window allowing a Winterton Valley and sea view to the front aspect, power points, shaver point, feature painted wall.

Bathroom

6'7" x 5'7" (2.01 x 1.70)

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, tiled walls, frosted double glazed window to rear aspect with fitted shutters.

Bedroom 2

Double glazed window allowing a Winterton Valley and sea facing view, power points.

Outside

The chalet sits in an enviable sea facing position in well maintained communal lawned grounds with onsite parking available. To the front and rear of the chalet are paved sun trap patio areas. The Winterton Valley Estate offers direct access to the Winterton Valley and the dunes and beach beyond.

AGENTS NOTE

Some furniture will be included in the sale and the site fees for 2024 included as part of the sale.





Tenure

Leasehold.

99 year lease from 25th March 1971.

Site charges 2024 - £2147 Including VAT

Site open 24th March - 31st October

Services

Mains water, electric, drainage.

Council Tax

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

Location

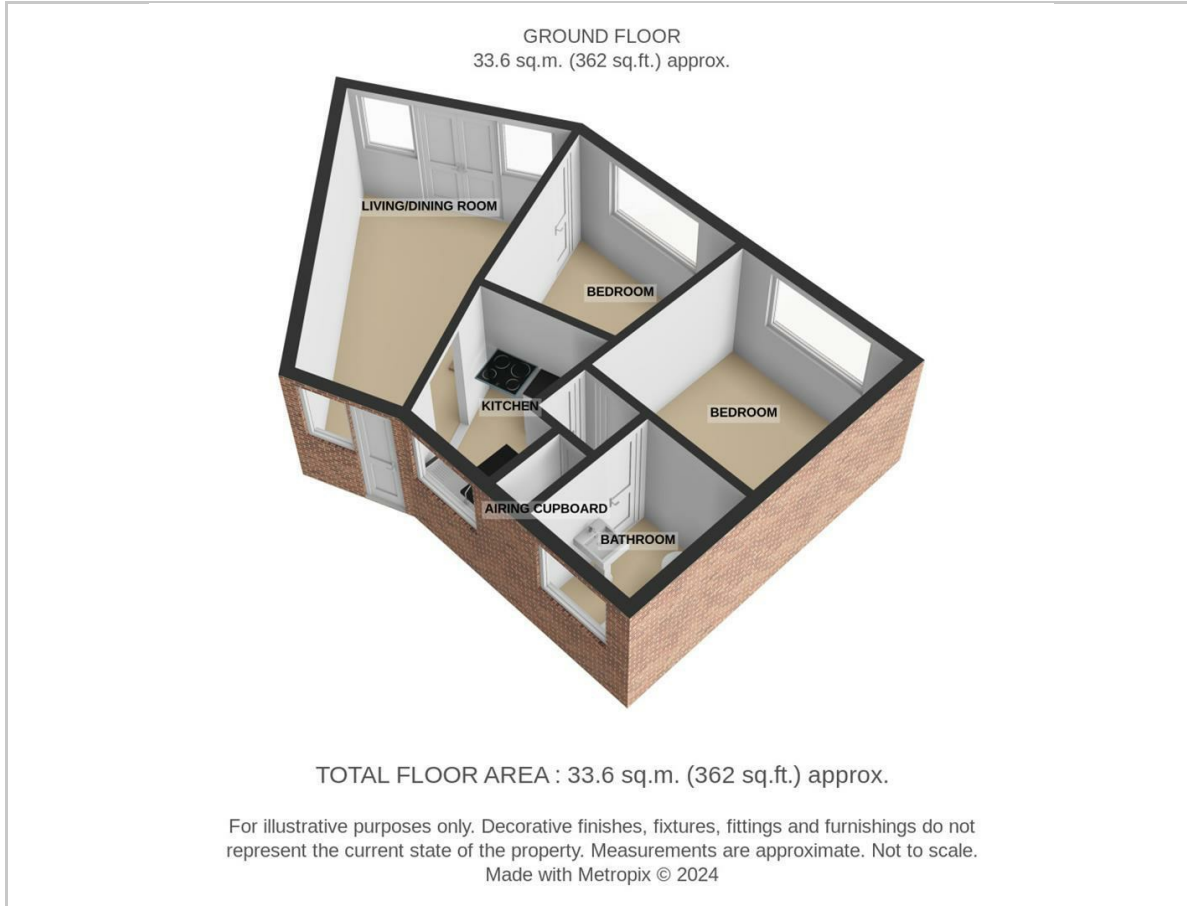
Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * First School * Middle and High Schools are situated in Martham approximately 3 miles away * School buses operate in the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

Directions

On arriving in the village of Winterton-on-Sea on the Hemsby Road, turn right into Edward Road where Winterton Valley Estate can be found on your right hand side, turn right into Winterton Valley Estate, follow the access road straight ahead as it bears round to the right passing the site office, then left where the next parking area is available on the left hand side and the chalet accessed on foot towards the front sea side of the site.



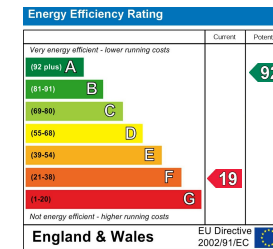
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: 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