

**Aldreds**  
Estate Agents



20 Broadside Chalet Park

Stalham, NR12 9PN

£44,500



## 20 Broadside Chalet Park

Stalham, Norwich, NR12 9PN

Aldreds are delighted to offer this exceptionally well presented holiday chalet, located in the much sought after Broadside Chalet Park. This beautifully presented chalet offers accommodation including an open plan living/kitchen area, two bedrooms and shower room. The chalet benefits from modern fixtures and fittings throughout with uPVC sealed unit double glazed windows and electric heating. The Broadside Chalet Park offers well tended communal lawned grounds, parking, an on-site clubhouse/restaurant, outdoor swimming (at extra annual cost) and childrens play area. An ideal second home or holiday let opportunity. Early viewing is strongly recommended to appreciate.

### Open Plan Living Area/Kitchen

Entrance door, front facing full width window, laminated flooring, upvc panelled ceiling, wall mounted electric heater, power points, kitchen area with a rear facing window, range of modern fitted kitchen units with work surface and upstand, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob, stainless steel extractor, glazed splash back.

### Bedroom 1

6'8" x 8'5" (2.03 x 2.57)

Window to side aspect, built-in wardrobe and cupboard, power points, wall mounted electric heater.

### Bedroom 2

8'5" x 6'5" (2.57 x 1.96)

Window to side aspect, power points, wall mounted electric heater.

### Shower Room

Two obscure glazed rear facing windows, fully tiled walls, vinyl flooring, upvc panelled ceiling, heated towel rail, wall mounted electric heater, tiled shower cubicle with electric shower, hand wash basin within a fitted vanity unit, low level w.c., built-in cupboards.

### Outside

The chalet is conveniently close to the main parking area and is located in well maintained lawned communal grounds with on-site facilities including a clubhouse/restaurant and outdoor swimming pool (at additional annual cost) and children's play area.





### Agents Note

The property is sold inclusive of some furniture, fixtures and fittings, including a storage box to the rear of the building, but not including the TV's, vacuum and some household and personal items.

### Tenure

Leasehold - remainder of a 99 year lease which began in January 1987. The service charges for 2023 are a total of £1,425.11 including VAT. There is an additional (optional) charge of £210.00 plus VAT for the swimming pool.

The chalet site opens fully from 1st March to 31st October. Out of season, you are able to use your chalet from Friday lunchtime to Monday lunchtime.

### Council Tax

North Norfolk District Council - Band: A.

### Services

Mains water, electric and drainage.

### Location

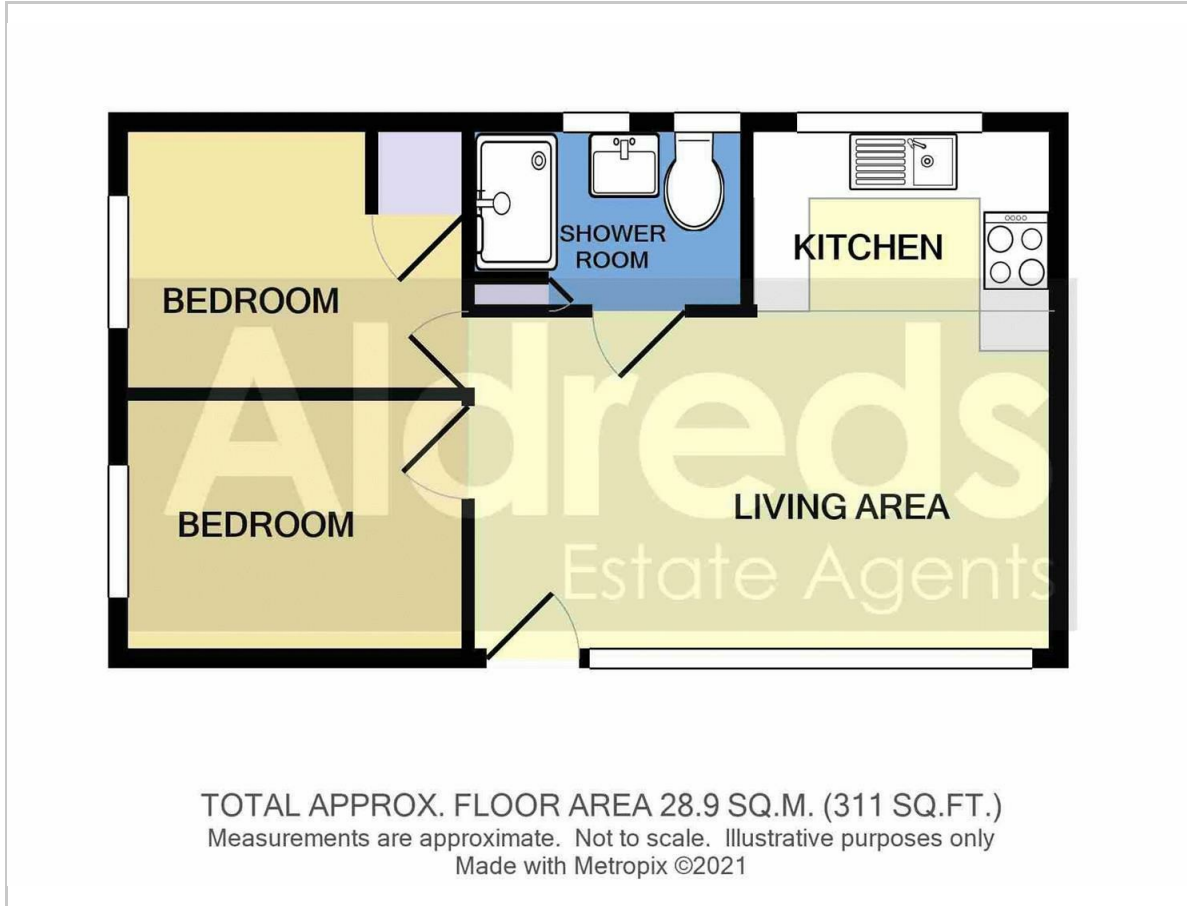
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and the fine city of Norwich.

### Reference

S9746/PJL



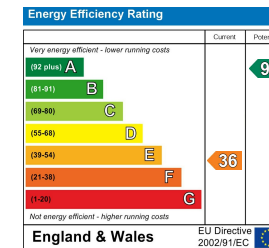
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH  
 Tel: 01692 581089 Email: stalham@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