



27 Coast Road Chalet Park Coast Road

Walcott, NR12 0AP

Price Guide £60,000



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Aldreds are pleased to offer this beautifully presented two bedroom detached holiday chalet situated in the popular Coast Road Chalet Park, which is situated just a short distance away from the lovely sandy beach at Walcott. This well presented chalet offers spacious accommodation including an open plan living/dining/kitchen area with a modern fitted kitchen, two bedrooms, both with built-in wardrobes and bathroom. The chalet offers uPVC sealed unit double glazed windows and sits in well maintained communal lawned grounds. Sold inclusive of some furniture, fixtures and fittings for immediate occupation, early internal viewing is highly recommended to appreciate.

Open Plan Living/Dining/Kitchen Area 13'10" x 11'0" at max (4.23m x 3.37m at max)

Living area with window to front aspect, glazed entrance door, power points, two television points, built-in cupboard, doors leading off, open plan access to;

Kitchen Area 6'0" x 5'9" (1.84m x 1.77m)

Rear facing window, range of modern fitted units with rolled edge work surface, integrated electric oven, ceramic hob, extractor.

Bedroom 1 8'4" x 8'1" (2.56m x 2.47m)

Window to rear aspect, power points, built-in wardrobe housing a pressurised hot water cylinder.

Bedroom 2 8'9" x 8'4" (2.67m x 2.56m)

Front facing window, power points, built-in wardrobe.

Bathroom

Two rear facing obscure glazed windows, panelled bath with electric shower attachment over, pedestal hand wash basin, low level w.c.





Outside

The chalet sits nicely in this beautifully maintained coastal chalet park with communal lawned grounds and parking. The chalet park is located just a short distance away from the Coast Road with the lovely sandy beach beyond.

Tenure

Leasehold - remainder of a 99 year lease which began in June 1977, with approximately 52 years remaining. Annual ground rent and service charge for 2024 is £837.02.

Services

Mains: water, electric and drainage.

Council Tax

North Norfolk District Council - Band: A with a 10% reduction applying for seasonal occupancy.



Location

Walcott is a popular coastal village with a great sandy beach and a range of amenity including Post Office/shop, Restuarant, Public House and Village Hall. The village is approximately 4 miles from the town of Stalham which has a variety of amenities including Post Office, Health Centre, First, Middle and High Schools, and a Tesco Supermarket.

Reference

PJL/S9780

Floor Plan



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.

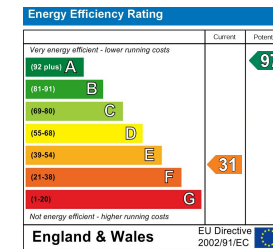
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Area Map



Energy Efficiency Graph



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