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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

**5 CEDAR SPRINGS
BANK SIDE
HEACHAM
PE31 7AU**

Guide Price: £62,000

leasehold
to include the majority of the contents.
Vacant Possession Upon Completion



**A well presented two bedroom holiday chalet located on the edge of the site in a row of similar properties a short walk to the North Beach promenade
IDEAL SECOND HOME OR HOLIDAY LET**

- OPEN PLAN 'L' SHAPED LOUNGE/DINER/KITCHEN •
- TWO BEDROOMS • SHOWER ROOM •
- OUTSIDE: Decking. Shed. Communal Parking Area.

SERVICES: Mains Electric & Water (meter)
COUNCIL TAX BAND: 'A'

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Cedar Springs is a development of holiday chalets and lodges, on a very well maintain site close to the North Beach promenade which goes all the way to Hunstanton.

Heacham is a popular coastal village situated approximately 3 miles from Hunstanton and 12 miles to Kings Lynn, with regular bus services along the coast. There are two beaches (North and South) the village centre with local amenities is just a short walk away.

No 5 is located on the edge of the development and is presented in good order throughout.

Accommodation Comprises:

Entrance door to:

‘L’ Shaped Lounge/ Diner/Kitchen: 12' 11" x 9' 1"x18'3" max (3.93m x 2.76mx5.56m)

UPVC Double glazed window and entrance door, sofa, chair, corner unit, dining table.

Kitchen Area

Fitted with a range of base and wall units, work surface, sink unit, fridge, electric cooker.

Bedroom 1: 7' 10" x 7' 7" (2.38m x 2.31m)

UPVC double glazed window, double bed and wardrobe.

Bedroom 2: 7' 10" x 6' (2.38m x 1.83m)

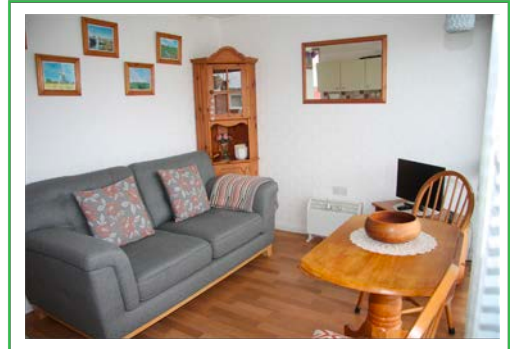
UPVC Double glazed window, single bed and drawer unit.

Shower Room

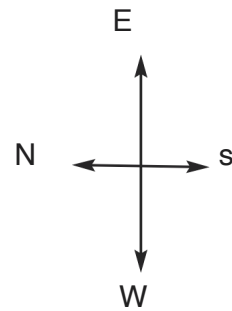
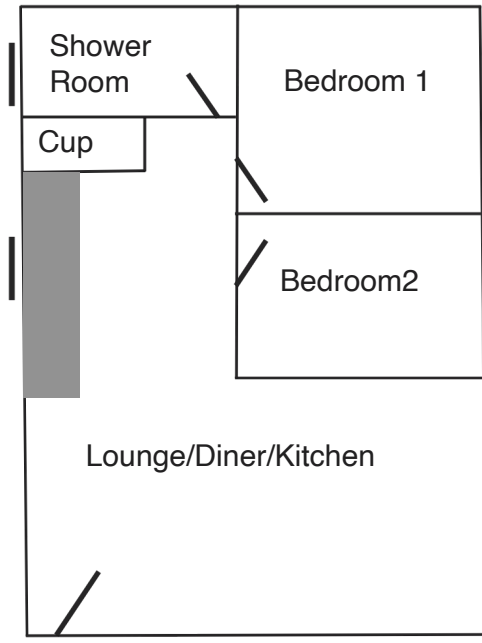
Fitted shower cubicle with electric shower, wc, hand basin. UPVC double glazed windows.

Outside

There is parking closeby and lawned garden area to the side and rear. Shed to the rear and small patio seating area to the front.



Floor Plan
for Identification Purposes Only
Not to Scale



Tenure

Leasehold for a term of 99 years from 1966 with approximately 42 years remaining. Site fees £428.16 from 1st April - 30th September 2023, £214.08 paid 6 monthly on 1st May and 1st November, flexible additional months of November, December and the following March and October £200 or March £75 and October £75 are available.

Site fees are increased every 5 years with the next increase 1st November 2026.

Holiday letting permitted.