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BIRDS

ESTATE AGENTS

ESTABLISHED 35 YEARS

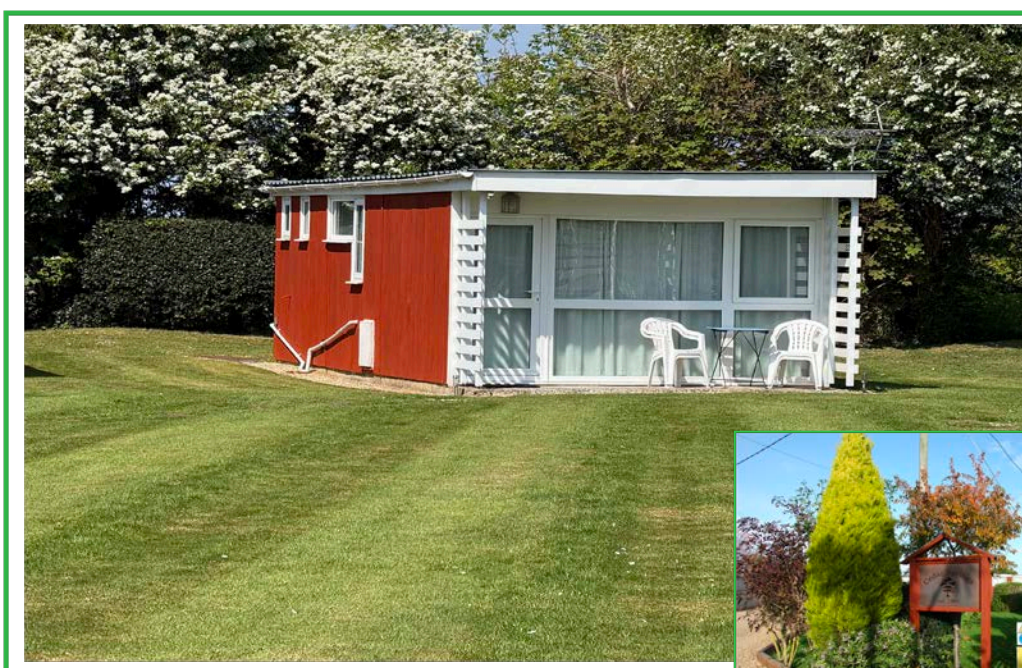


62 Westgate
Hunstanton
Norfolk
PE36 5EL

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

£52,500

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



**A well presented two bedroom holiday chalet located at the rear of the park 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: Patio. Communal Parking Area.

SERVICES: Mains Electric & Water (meter)
COUNCIL TAX BAND: 'A' (£1555.59 25/2026)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Cedar Springs is a development of holiday chalets and lodges, on a very well maintained 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 22 is located at the edge of the development in a row of similar properties.

Accommodation Comprises:

Open Plan Lounge/Diner/Kitchen: 12' 11" x 9' 1" x 18' 3" max (3.93m x 2.76m x 5.56m)

UPVC Double glazed window and entrance door.

Kitchen Area

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

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

UPVC double glazed window, electric panel heater.

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

UPVC Double glazed window, electric panel heater.

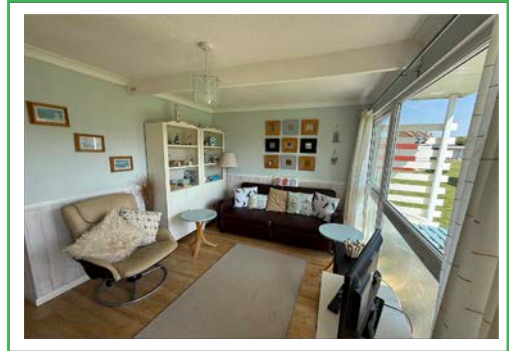
Shower Room

Fitted with a tiled shower cubicle with electric shower, wc, hand basin with electric water heater. UPVC double glazed windows.

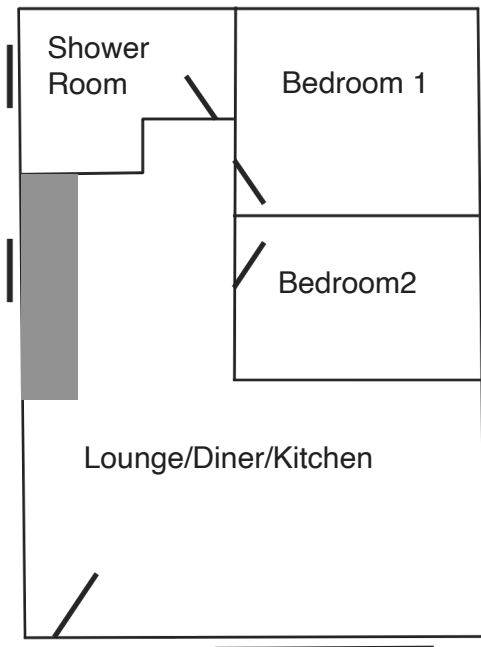
Outside

There is a communal parking area and lawned area to the side and rear. Small paved patio seating area to the front..

NO DOGS.



Floor Plan
for Identification Purposes Only
Not to Scale



Tenure

Leasehold for a term of 99 years from 1966 with approximately 40 years remaining. Site fees £428.16
Occupancy is from 1st April to 30th September with site fees of £642.24 paid in two instalments.
Additional months of October, November, December and March are available at an additional charge.
Site fees are increased every 5 years with the next increase due in November 2026.
Holiday letting permitted.

Measurements taken in imperial to the nearest three inches. Metric conversion approximate.

SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.

THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.