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# BIRDS

## ESTATE AGENTS

ESTABLISHED 35 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

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

**£45,500**  
to include the majority  
leasehold.



**A well presented two bedroom holiday chalet located on the left hand side of 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' (£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 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 37 is located on the left hand side near the centre of the park close to parking area.

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.

#### 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, double bed, wardrobe and drawers.

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

UPVC Double glazed window, single bed, storage unit, drop down table.

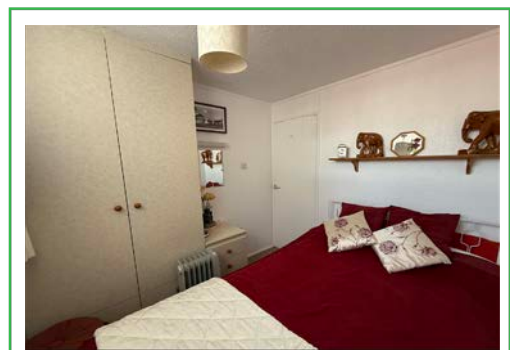
#### Shower Room

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

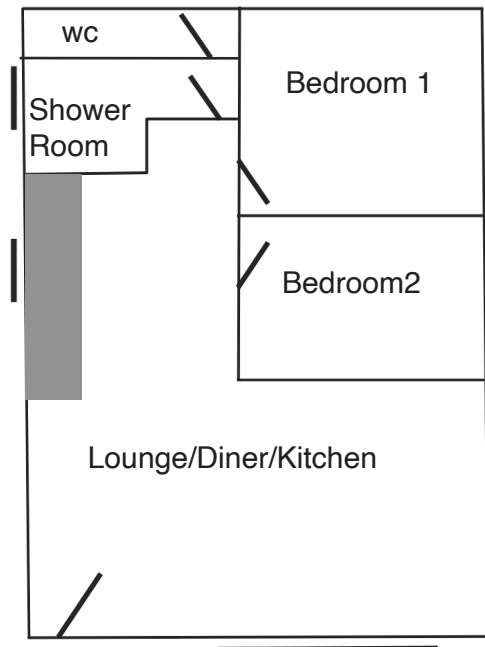
#### Outside

There is a lawned garden area to the side and rear. Shed to the rear and small seating area to the front.

Communal car parking.



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 2024, £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.

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.