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BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

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

Guide Price: £85,000

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



**A well presented two double bedroom holiday chalet
of brick construction in a row of 3 similar properties
a short walk to the North Beach promenade
IDEAL SECOND HOME OR HOLIDAY LET**

- LOUNGE/DINER • KITCHEN •
- TWO DOUBLE 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 27 is one of three brick built properties refurbished about 2 years ago located at the bottom end of the development.

Accommodation Comprises:

Lounge/Diner 11'7" x 11'5" (3.57m x 3.50)

UPVC Double glazed window and entrance door, vinyl floor covering.

Kitchen: 8'3"x5'4" (2.53mx1.64m)

Fitted with a range of base and wall units, work surface, sink unit with electric water heater, electric oven, ceramic hob with extractor over, fridge, storage cupboards.

Bedroom (front): 7' 10" x 7' 4" (2.43m x 2.25m)

UPVC double glazed window, built-in wardrobe.

Bedroom (rear): 7'9" x 7'4" (2.43m x 2.25m)

UPVC Double glazed window, built-in wardrobe.

Shower Room

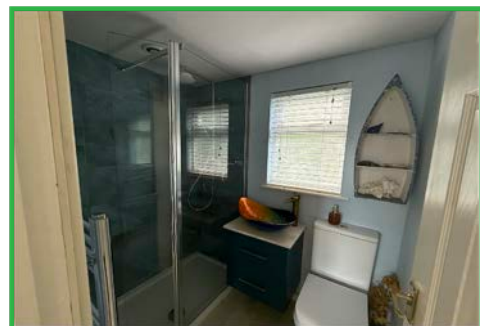
Fitted with a large shower cubicle with electric shower, wc, multi coloured teardrop shaped hand basin with electric water heater, wc, electric towel radiator. UPVC double glazed windows.

Outside

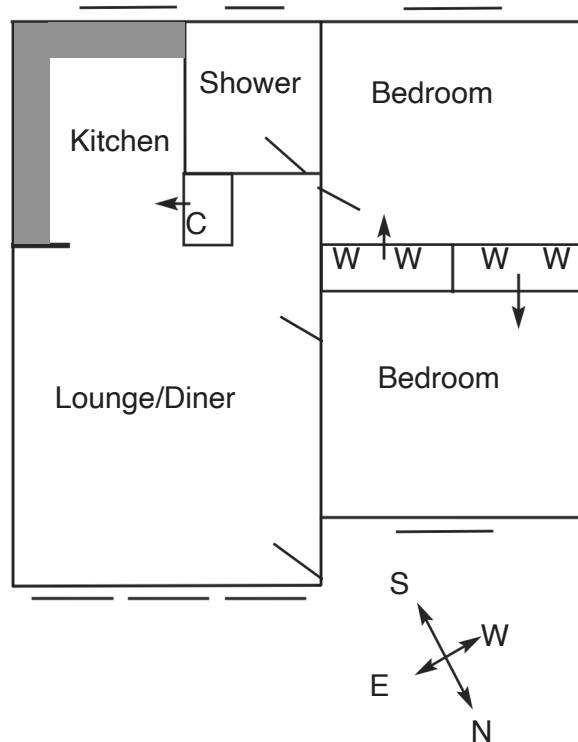
There is a communal parking to the side and lawned area to the front and side. Small paved patio seating area to the front.

Holiday letting is permitted, no dogs allowed.

Please note that the sale is subject to stamp duty and solicitors fees.



Floor Plan
for Identification Purposes Only
Not to Scale



Tenure

Leasehold for a term of 99 years from 1966 with approximately 40 years remaining. Fixed occupancy is from 1st April to 30th September with site fees of £428.16 paid in two installment, 1st May & 1st November. Additional months of October, November, December and March are available at an additional charge. November, December and the following March and October £200 or March £75 and October £75. 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.