



12 The Chestnuts, Burgh Hall Holiday Park, Lords Lane

Burgh Castle



Minors & Brady

# 12 The Chestnuts, Burgh Hall Holiday Park

Lords Lane, Burgh Castle

Set within Burgh Hall Holiday Park on Lords Lane, this chain-free holiday chalet with residential use offers a bright and welcoming space ideal for extended stays. The home opens through a porch into a light-filled open-plan living area where a bay-fronted lounge creates a comfortable setting for relaxing or spending time with family. The adjoining kitchen presents a practical layout with fitted units, worktop space, and plumbing for a washing machine, while the combination of vinyl and carpet flooring separates the spaces with ease. There are two bedrooms, both featuring built-in wardrobes and natural light, along with a family bathroom. Residents benefit from a 7-month occupancy period, though the current owner has enjoyed year-round use, together with access to well-kept communal grounds, convenient parking, and a range of on-site facilities including a swimming pool, bar, restaurant, and children's play areas, all within a friendly coastal setting near the Norfolk Broads and scenic countryside walks.

## Location

Burgh Hall Holiday Park is set in the coastal village of Burgh Castle, a short drive from Great Yarmouth and the golden beaches of the Norfolk coast. The area offers a peaceful countryside atmosphere while remaining close to a wide range of local amenities, including shops, pubs, and restaurants. Nature enthusiasts can enjoy nearby walking trails through Burgh Castle Roman Fort and along the River Waveney, part of the picturesque Broads National Park. The park features leisure facilities including an indoor swimming pool, bar, and restaurant, making it ideal for both short breaks and longer stays. Open for a 10-month season from April to January, it offers excellent flexibility for owners and visitors, with easy access to Lowestoft, Norwich, and nearby coastal towns. Families and couples alike appreciate the friendly community feel, with well-kept grounds and seasonal entertainment adding to its appeal.





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Entering through the porch, you step into a bright and welcoming open-plan living area that forms the heart of the chalet. The lounge enjoys a bay-fronted window that fills the space with natural light, complemented by carpeted flooring for a cosy and comfortable feel. Open to the kitchen, this area offers an inviting layout ideal for relaxing or spending time with family.

The kitchen features neatly fitted units with worktop space, a sink, and provision for an oven, with plumbing already in place for a washing machine. Vinyl flooring defines the kitchen area and provides a practical contrast to the lounge, while the layout makes good use of the available space for everyday convenience.

There are two bedrooms, one double and one single, both featuring built-in wardrobes, carpet flooring, and natural light that adds warmth to each room.

Completing the accommodation is a family bathroom fitted with a WC, wash basin, and a bath with a hand-held shower attachment.



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Residents enjoy residential use with a 7-month season length, though the current vendor has benefited from year-round occupancy. The chalet also features double glazing for comfort and efficiency, while the park provides access to well-kept communal grounds, convenient on-site parking, and an excellent range of facilities, including an indoor swimming pool, bar, restaurant, and children's play areas, all within a friendly and relaxed community setting close to the Norfolk coast.

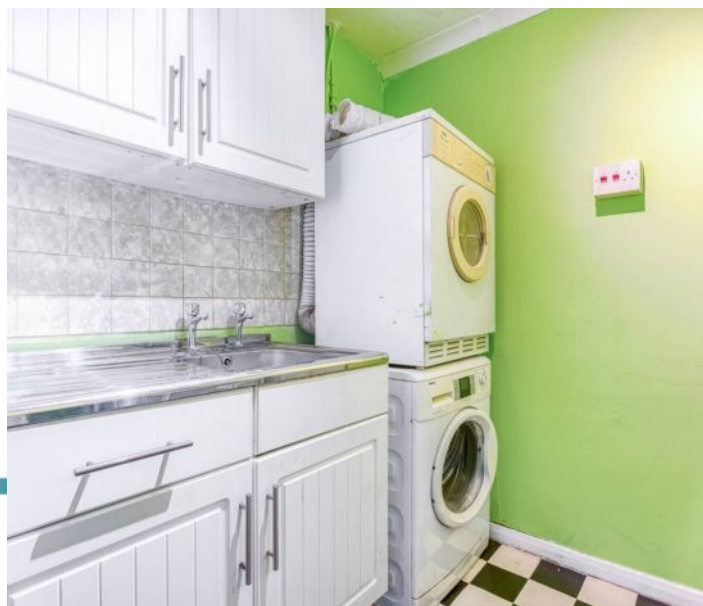
### Agents notes

We understand that the property will be sold leasehold, connected to main service,s water, electricity and drainage.

49 years remaining on the lease

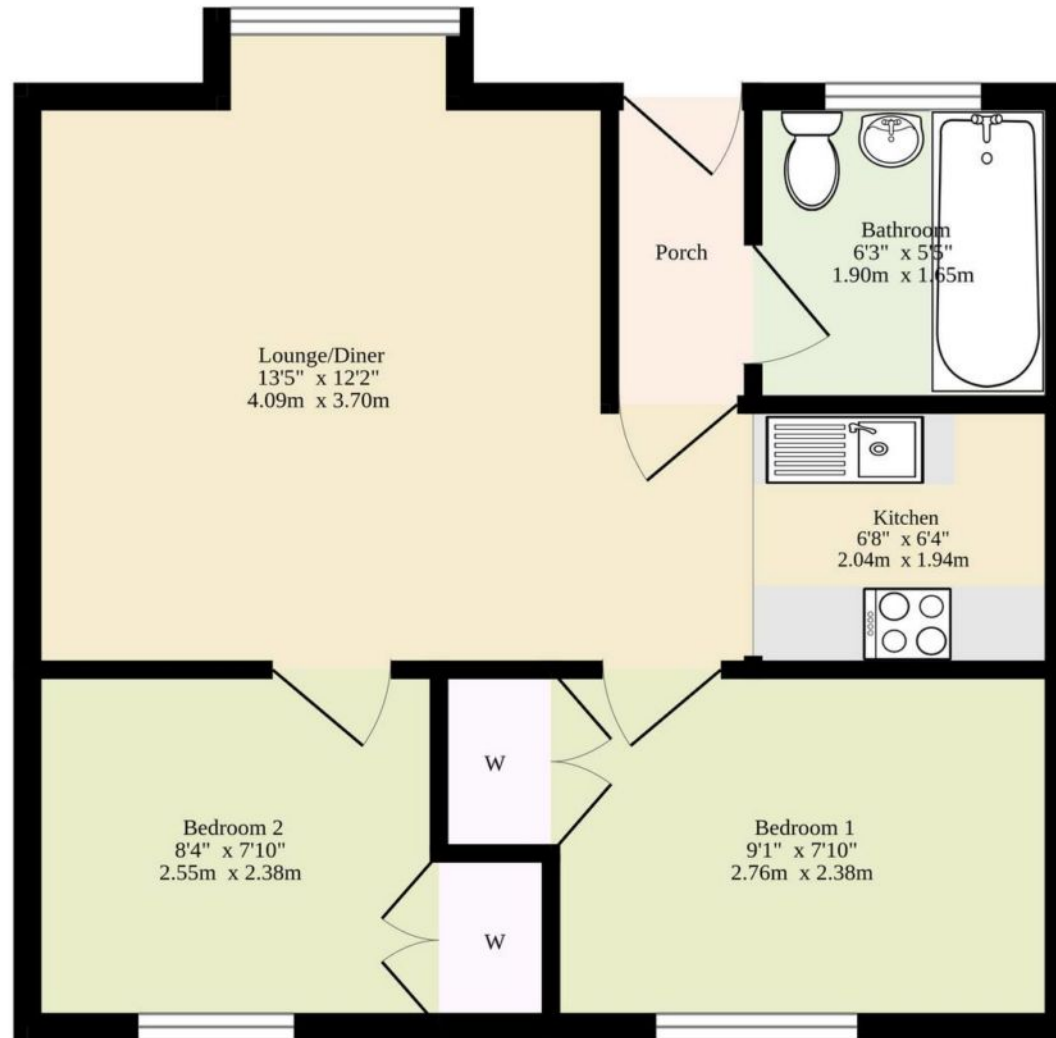
Ground rent £876.50 per annum (including maintenance)

Heating system: Calor gas supplied by bottled LPG



M&B

**Ground Floor**  
**391 sq.ft. (36.3 sq.m.) approx.**



**TOTAL FLOOR AREA : 391 sq.ft. (36.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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