

LANDLES



96 The Beach | Snettisham | Norfolk



The detached chalet situated on the sought after seaside of Snettisham Beach with panoramic views across the wash and adjacent lake. Positioned close to RSPB nature reserve and Snettisham Beach Sailing Club.

Purchase Price £240,000

Folio: B/517ts



- Entrance Lobby (lean-to)
- Living Room / Diner
- Kitchen with Pantry
- 2 Bedrooms
- WC



- Integral Garage / Boat House
- Beach Side with spectacular views across the Wash
- Access to lakes
- Potential to further improve

96 The Beach is located in a PRIME spot on the seaward bank of the sought after Snettisham Beach, a private and tucked away location "off grid" accessed via a private roadway serving only the chalets and nearby sailing club. This unique setting offers panoramic views out to the Wash and lakes to the front. The well-known RSBP Bird Reserve is within walking distance attracting a wide variety of wildlife as is the lively Snettisham Beach Sailing Club which holds regular sailing and social events. Amenities in the immediate vicinity include the beach shop and Fish & Chip takeaway with further amenities including supermarkets available in nearby Dersingham, Heacham & Hunstanton. This chalet is understood to have been built about 1935 and was one of the originals along the sea front. Much remains as originally constructed and the chalet now provides opportunity to further improve with potential to incorporate the integral boat house into the living accommodation. Outside there is a forecourt area off the road providing amenity space or parking, and additional parking or boat storage on the other side of the private road. There is access down to the lake, owned by the RSPB, where there is potential for sailing and kayaking etc via membership at the Sailing Club. On the seaward side the chalet is set back from the sea defence bank with outside space. There is direct access down onto the shoreline and along the sea bank in either direction. The accommodation comprises;

Lean-To Entrance Lobby 13' 6" x 5' (4.11m x 1.52m)

With glazed entrance door. Steps & door to;

Kitchen 11' 10" x 7' 5" (3.61m x 2.26m) (max)

Dual aspect with base units, stainless steel sink with drainer, point & space for a bottled gas fed cooker and bottled gas fed boiler for hot water.

Pantry 3' 11" x 3' 8" (1.19m x 1.12m)

With shelving.

Living Room / Diner 16' x 11' 5" (4.88m x 3.48m)

Dual aspect with picture window overlooking beachside and multifuel burner.

Sunlounge 16' 1" x 3' 8" (4.9m x 1.12m)

With windows overlooking beachside, and external door to rear.

Inner Hall

Bedroom 1 9' x 7' 10" (2.74m x 2.39m)

Bedroom 2 7' 10" x 5' 11" (2.39m x 1.8m)

Shower Room 9' 9" x 7' 10" (2.97m x 2.39m)

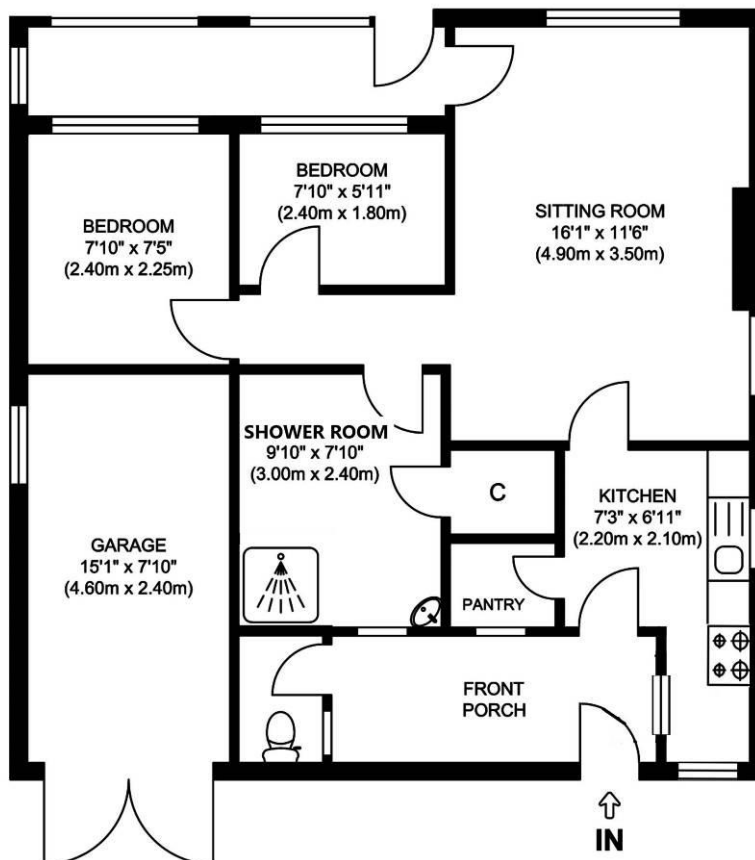
With hand basin and shower cubicle.

WC

With high level WC.

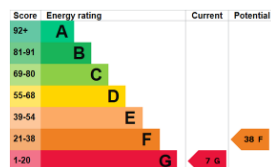
Garage / Boat House 14' 3" x 8' (4.34m x 2.44m)

With double doors to front.



96 The Beach, Snettisham, PE31 7RB

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water. Independent drainage. NOTE: No mains electricity or gas available in this location. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1,559.89, 2025/2026.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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