



Staithe Road, Burgh St Peter - NR34 0DE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Staithe Road

Burgh St. Peter Beccles

PRIVATE SALE - Offering a 12 month occupancy as a second home or holiday rental. This lodge in particular is privately owned and has been a successful HOLIDAY RENTAL generating an already HEALTHY TURNOVER. Surrounded by some of the Broads' most stunning scenery, the site has been newly acquired by Tingdene Lifestyle, with Waveney River Centre offering an INDOOR HEATED SWIMMING POOL, shop, launderette, play areas and a family friendly pub - The Waveney Inn. The accommodation internally comprises a LARGE OPEN PLAN MAIN RECEPTION SPACE with MODERN KITCHEN with breakfast bar. This in turn opens onto the terrace to the front with amazing views beyond and there is a HOT TUB included to the side. There are then TWO AMPLE BEDROOMS with wardrobes, family bathroom and EN SUITE. In addition you will find a parking space to the side.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Chain!
- Holiday Home or Turnkey Investment
- Detached Chalet
- Open Plan Living/Kitchen
- Two Bedrooms & Two Bathrooms
- Private Terrace with Hot Tub Overlooking Marshes
- Stunning Riverside Location
- Sought After Holiday Park Development

The property is located on the Waveney River Centre development, with a range of onsite amenities, whilst being set within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some two miles from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the east and the City of Norwich some twenty miles to the north west.



SETTING THE SCENE

Approached via the main entrance to the site, following the shingled driveway down until you reach Broadview Lodge. To the rear there is parking with a decked walkway leading round the side and the front of the chalet giving access to the main entrance door to the side.

THE GRAND TOUR

Entering via the main entrance door to the side you will find a lobby area with storage providing space for coats and shoes, this leads through into the main open plan reception with windows and doors overlooking the frontage with stunning views beyond. The sitting and dining areas provide plenty of space for relaxing and lead directly into the kitchen area which offers plenty of storage, as well as integrated appliances including oven, gas hob, dishwasher, fridge and freezer. There is then a large storage cupboard and an inner hallway leading through to the two bedrooms and two bathrooms. The bedrooms both have fitted wardrobes and storage with the master benefitting from a walk in cupboard and en-suite shower room. The bathroom offers a bath with shower over.

FIND US

Postcode : NR34 0DE

What3Words : ///qualifier.relegate.snacks

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a Holiday Home use only and cannot be an owners main residence but is available to be used a full 12 months of the year. The site is owned by the Waveney River Centre. Associated costs are as follows:

Council Tax / Service Charge (estimated): £982.73 + VAT = £1,179.28

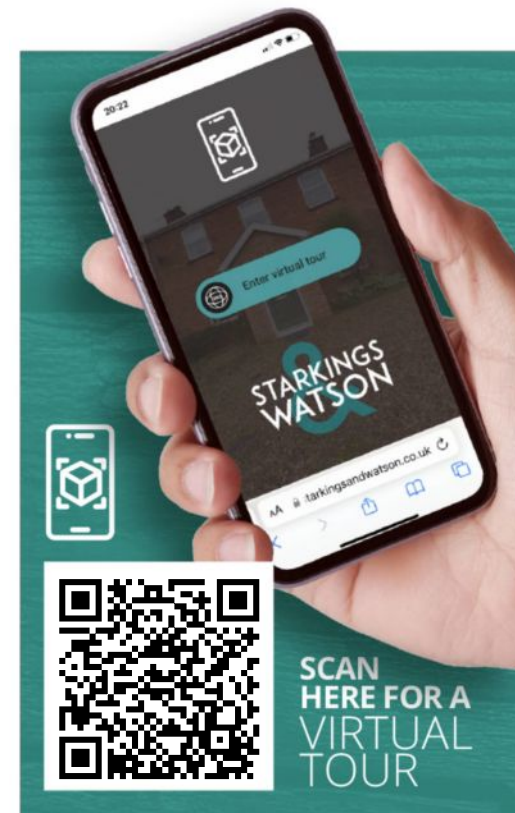
Tenure: Leisure Licence (lease)

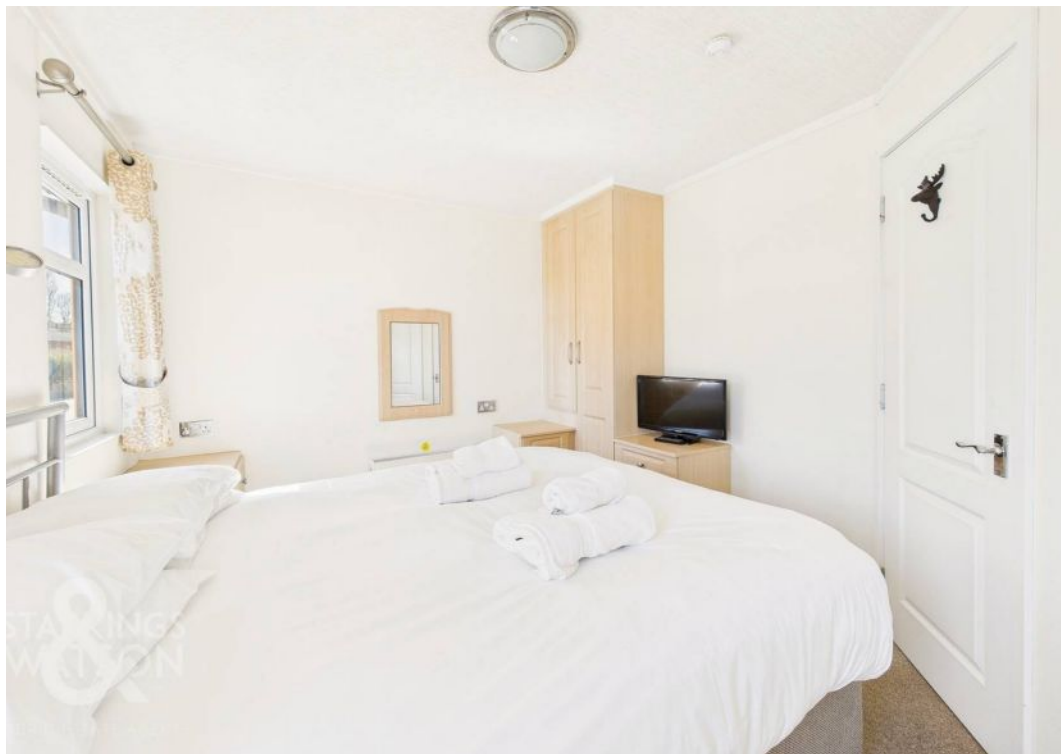
Years Remaining: 125-year lease (commenced 01/01/2022)

Ground Rent / Site Fee: £4,974.86 + VAT = £5,968.84

Charge Period: per year

Utilities used and charged as per quarter provided by the site itself.



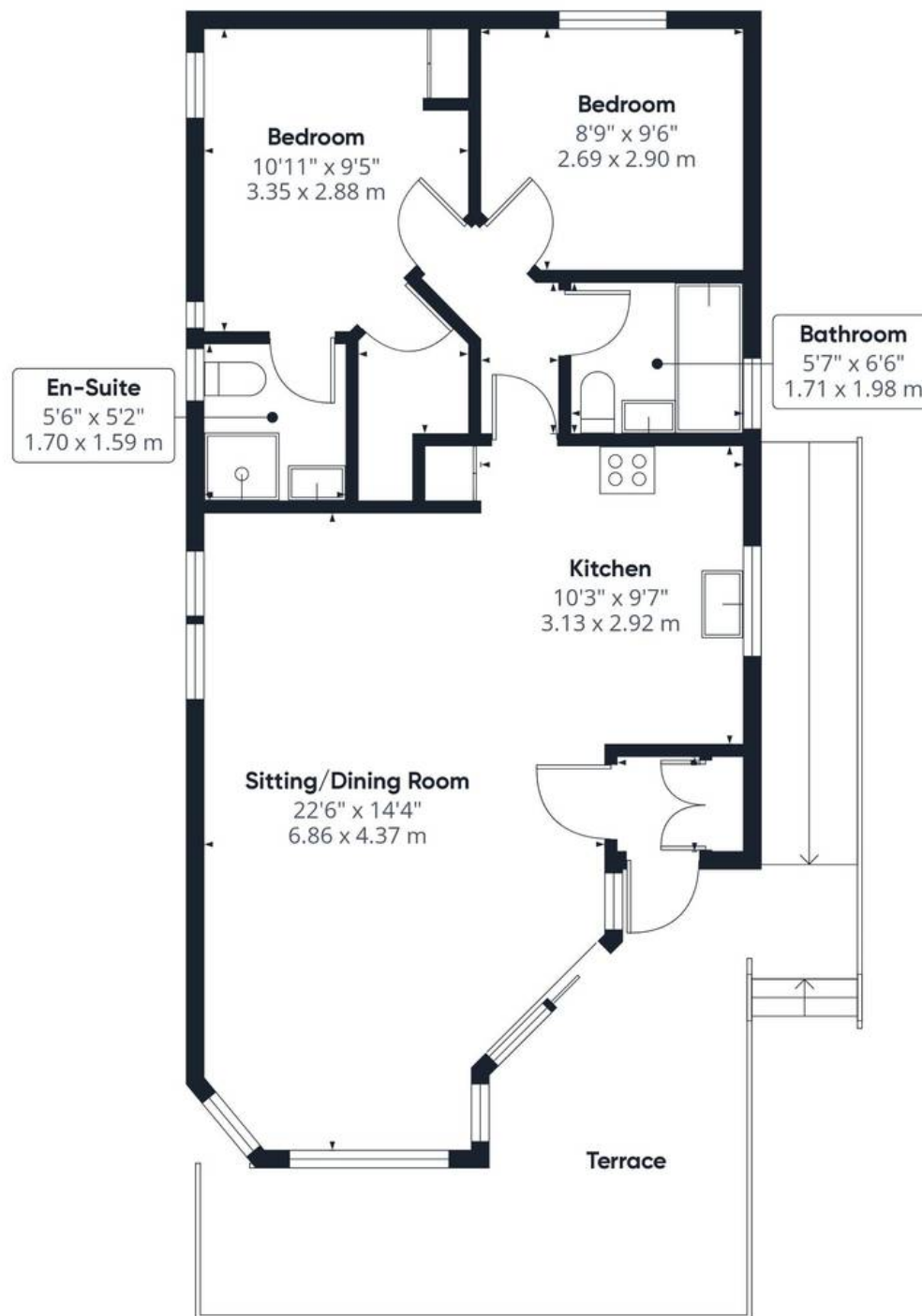




THE GREAT OUTDOORS

You will find driveway parking to the side of the lodge with a ramp leading up to the decking area to the front and side. The decking provides ample space for a table and chairs as well as the hot tub on the edge of the deck. The decking wraps around the side of the lodge providing excellent far reaching marsh views.





Approximate total area⁽¹⁾

669.74 ft²

62.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.