

**Aldreds**  
Estate Agents



162 Winterton Valley Estate Edward Road

Winterton-On-Sea, Great Yarmouth, NR29 4BX

£55,000



## 162 Winterton Valley Estate Edward Road

With stunning sea views, Aldreds are pleased to offer this nicely presented two bedroom holiday chalet situated in a pleasant sea facing position in this popular chalet park in the coastal village of Winterton-on-Sea. This well presented chalet offers uPVC sealed unit double glazed windows and doors throughout. Accommodation comprises an open plan kitchen/living room area, two bedrooms and shower room. Early internal viewing is highly recommended to appreciate this lovely chalet located in a much sought after position being sold equipped with fixtures and fittings.

### Open Plan Kitchen/Living Room

#### Kitchen Area

7'7" x 5'4" average (2.33 x 1.65 average)

Extensively fitted with a range of modern white wall and matching base units with coloured polished finish work surfaces over, fitted breakfast bar, built in electric oven, four ring electric hob and incorporated extractor hood over, recess with fridge, part tiled walls, tiled flooring, double glazed window and door to front aspect, open plan to:

#### Living Room Area

19'2" x 8'0" maximum (5.85 x 2.46 maximum)

Double glazed patio doors and window providing panoramic views over the communal area, dunes and sea beyond, fitted carpet, tv point, moulded fire surround with electric fire, table and chairs, sofa and arm chairs, doors leading off to:

#### Bedroom 1

10'10" x 7'7" (3.31 x 2.33)

Double glazed window to rear aspect providing views over the communal grounds, dunes and sea beyond, double bed, chest of drawers and bedside tables, fitted carpet.

#### Bedroom 2

8'1" x 5'1" (2.47 x 1.55)

Bunk beds, wardrobe, fitted carpet, double glazed window to front aspect.

#### Inner Lobby

Built in airing cupboard housing the hot water cylinder, door to:

#### Shower Room

7'1" x 5'4" (2.16 x 1.65)

Corner tiled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level ws, vinyl flooring, frosted double glazed window to front aspect.





### Outside

The chalet sits in an enviable sea facing position in well maintained communal lawned grounds with onsite parking available, To the front and rear of the chalet are paved sun trap patio areas. The Winterton Valley Estate offers direct access to the Winterton Valley and the dunes and beach beyond.

### Tenure

Leasehold.

99 year lease from 25th March 1971.

Site charges 2024 - £2147 Including VAT

Site open 24th March - 31st October

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A' (reduction applies for holiday use).

### Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach \* Sand dunes \* Nature Reserve \* There is a selection of shops \* Post Office \* First School \* Middle and High Schools are situated in Martham approximately 3 miles away \* School buses operate in the area \* Eastern Counties Bus services link the coastal village with Great Yarmouth.

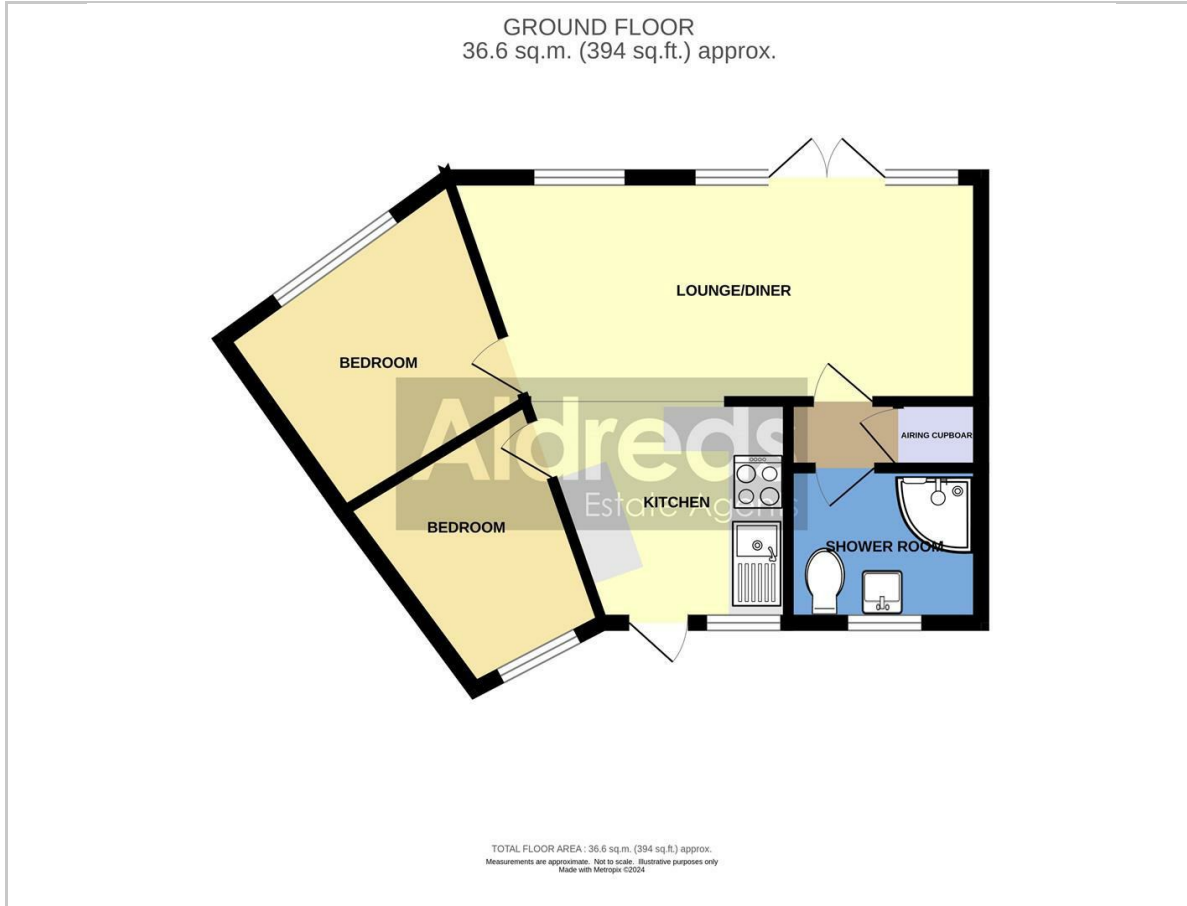
### Directions

On arriving in the coastal village of Winterton-on-Sea on the Hemsby Road from Great Yarmouth turn first right into Bush Road, continue towards the end of the road where Winterton Valley Estate can be found on your right hand side, turn right into the park, follow the access road as it bears round to left passing the site office where parking is available to the left hand side and the chalet accessed on foot towards the coast side of the site.

Ref: Y12044/04/24/CF



## Floor Plan



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

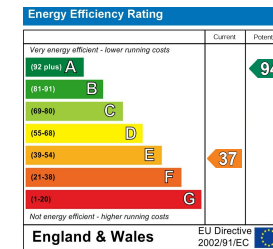
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## Area Map



## Energy Efficiency Graph



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