



Aldreds
Estate Agents



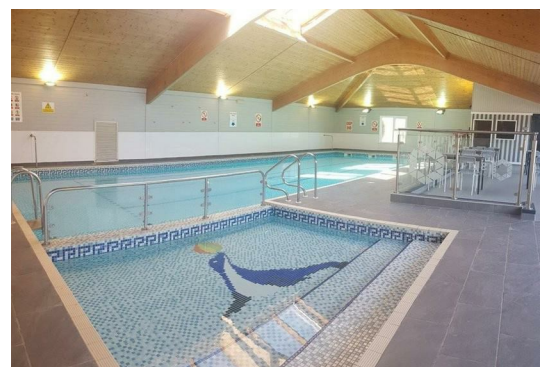
50, Broadland Holiday Village Marsh Road , Lowestoft, NR33 9JY

£35,000



We are pleased to bring to market this CHAIN FREE, two bedroom Holiday Bungalow. BENEFITING from a 2025 newly installed hot water cylinder and fully double glazed. The property comprises of two double bedrooms and furniture, a fitted Kitchen with wall and base units, oven, hob and fridge. The fully tiled bathroom offers a 3 piece suite with an electric shower over the bath. The living area is spacious and outside is a covered composite deck to entertain and relax and enjoy some spectacular sunsets.

Situated on a well maintained Parkland Marina, in Oulton Broad. This 2 bedroom bungalow BENEFITS from being fully furnished 'ready to go' and includes use of the on site indoor heated swimming pool (small subscription applies). The Quayside restaurant / bar overlooking the Broads Marina and the Norfolk Broads, is open all year round for your usage.



Lounge/Diner 16'11" x 13'5" (5.18 x 4.09)

Kitchen 9'6" x 5'11" (2.90 x 1.82)

Bedroom 1 9'3" x 9'6" (2.84 x 2.92)

Bedroom 2 8'11" x 8'11" (2.74 x 2.74)

Bathroom 6'5" x 5'11" (1.98 x 1.82)

Services & Charges

2025 Ground Rent: £5,400 INCLUDES VAT

2025 Service Charge: £1,803 INCLUDES VAT

Council Tax Band A

Electric: billed as used per quarter

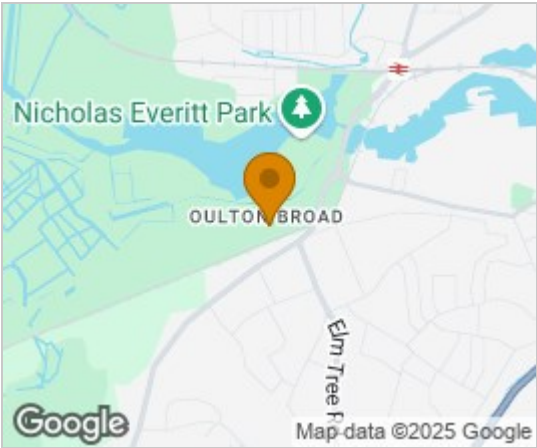
Offered on a 125 year lease (Commenced 01/06/2016, 117 years remaining) and 12 months of the year holiday home usage.

Location & Surrounding Area

Located in the heart of Oulton Broad, a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. Oulton Broad is a very popular place to come for water sports such as; powerboat racing, sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, bars, shops, health & beauty salons and a short walk from the station, offering direct trains to Ipswich and Norwich. Lowestoft also has a stunning sandy beach approximately 2 miles away.

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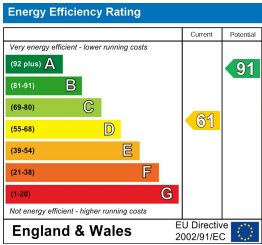
Area Map



Floor Plans



Energy Efficiency Graph



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