



**Aldreds**  
Estate Agents



## 106 Waterside Park

Corton, Lowestoft, NR32 5HS

Asking Price £55,000



Aldreds are delighted to offer this 3 bedroomed end terraced holiday home situated in this very desirable Corton location within the Waterside Holiday park just 30 seconds walk to the cliff tops. This home is presented to an excellent standard throughout with spacious accommodation including an open plan lounge/diner leading to an open plan kitchen, ground floor family bathroom. To the first floor there are 3 separate bedrooms which could sleep up to 6 people. This home is situated well and provides place distant sea views and beautiful views across Corton's coastline towards Gorleston. Also to the outside there is a wrap around decked seating area which also provides sea views. Set at a realistic asking price. Early viewing is strongly recommended.





### Lounge/Diner 15'8" x 14'4" (4.78 x 4.39)

Timber effect vinyl flooring, modern neutral decorations, coved ceiling, large aspect window, Upvc door leading out to the outside decking, power pints, T.V point, ample space for dining table and chairs with a wide opening leading to the kitchen.

### Kitchen 7'2" x 6'10" (2.2 x 2.1)

Ceramic tiled flooring, range of fitted kitchen units, built in electric oven with matching four burner ceramic hob, extraction cooker hood, washing machine, desk top dishwasher, integral fridge, stainless steel sink with single drainer, tiled splash backs, Upvc window, power points.

### Family Bathroom

Ceramic tiled flooring, shower set over a panel bath, pedestal sink, low level W.C, part tiled walls, Upvc window, extractor fan, wall mounted heater, inset spot lighting.

### First Floor

There is a galleried landing with fitted carpet, coved ceiling, loft access leading to insulated loft space, full size walk in cupboard.

### Bedroom 1 6'7" x 11'2" (2.01 x 3.42)

Fitted carpet, coved ceiling, large aspect Upvc window, Upvc door leading out to the balcony, full length fitted wardrobe, wall mounted electric heater, power points.

### Bedroom 2 8'5" x 10'1" (2.57 x 3.09)

Fitted carpet, coved ceiling, fitted wardrobe, power points, wall mounted heater, Upvc window providing distant sea views and views along Corton coast line towards Gorleston.

### Bedroom 3 7'1" x 6'0" (2.16 x 1.84)

Fitted carpet, coved ceiling, power points, wall mounted heater, Upvc window providing distant sea views, along with views across Corton coastline towards Gorleston.

### Outside

There is a wrap around decked seating area with the end of the seating area providing sea views. This provides ample space for bistro style dining. There is a further range of communal lawned gardens and allocated near by car park providing off road parking.

### Tenure And Outgoings

Leasehold - 35 years remaining

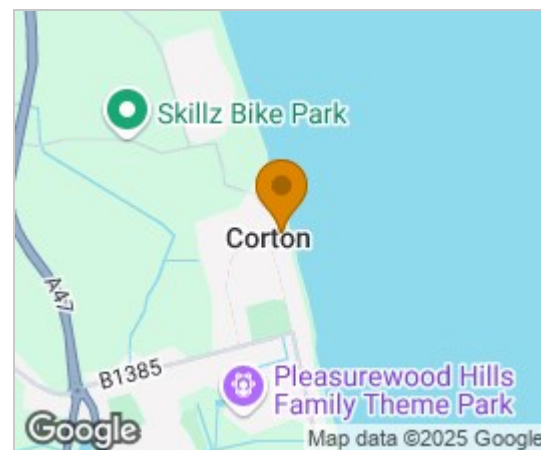
Site Fees £5000 Approx Including Water Rates And Buildings Insurance

Council Tax Band - A

12 Month Holiday Use

Mains Water Drains And Electric

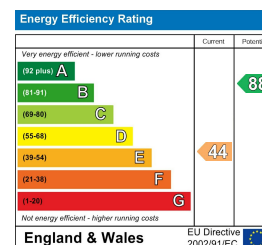
## Area Map



## Floor Plans



## Energy Efficiency Graph



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