



23 Waterside park  
Corton, Lowestoft, NR32 5HS  
Asking Price £52,000

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Aldreds are delighted to offer this superb 2 storey holiday home with 12 months usage situated on the very desirable Waterside Holiday Park within Corton village. The spacious versatile accommodation includes an open plan lounge/diner leading to an open plan fitted kitchen and ground floor shower room. To the first floor there is a central galleried landing, 2 double bedrooms and a second bathroom. The property does benefit from a ground floor decked seating area and a first floor balcony with distant sea views. There is also Upvc double glazed windows and a modern energy efficient electric heating system. Waterside Park has an enclosed swimming pool along with a clubhouse/restaurant and being within a short walk of Corton Beach and promenade along with Corton woodland and nature reserve. A holiday home set at this realistic asking price rarely become available and an early viewing is recommended.

### Lounge/Diner

14'4" x 15'5" (4.38 x 4.72)

Fitted carpet, coved ceiling, large aspect Upvc window, Upvc door leading out to the timber decked seating area, full length electric radiator, power points, T.V point, wide opening leading to the kitchen.

### Open Plan Kitchen

6'11" x 6'10" (2.11 x 2.09)

Timber effect vinyl flooring, range of fitted kitchen units, extended work surfaces, built in stainless steel oven, four burner ceramic hob, extraction cooker hood, recess for white goods including plumbing for washing machine, stainless steel sink with single drainer, tiled splash backs.

### Ground Floor Shower Room

Timber effect vinyl flooring, shower suite comprising of a fully tiled shower cubicle, low level W.C, pedestal sink, fully tiled walls, Upvc window, extractor fan.

### First Floor

Central galleried landing, fitted carpet, full length cupboard.





### Bedroom 1

9'4" x 11'3" (2.87 x 3.45)

Fitted carpet, coved ceiling, radiator, power points, full length cupboard, large aspect Upvc window, Upvc door leading out to the first floor balcony which has a distant sea view.

### Bedroom 2

8'7" x 10'0" (2.64 x 3.07)

Fitted carpet, coved ceiling, fitted double wardrobe, Upvc window, power points.

### Family Bathroom

Ceramic tiled flooring, white bathroom suite comprising of a panel bath, low level W.C, pedestal sink, fully tiled walls, extractor fan, Upvc window.

### Lease And Charges

Leasehold 48 Years Remaining

Council Tax Band A

Ground Rent £1200 Per Year

Site Fees £4400 Per Year

12 Months Holiday Use



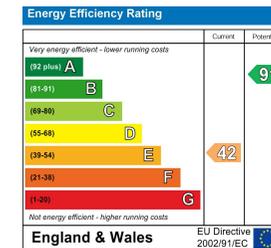
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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