



44 Waterside Park The Street

Corton, Lowestoft, NR32 5HS

£56,000



This 'Turn Key', very well presented, holiday villa benefits fire doors on all bedrooms, emergency lighting throughout, from being sold FULLY FURNISHED with a 44 year lease, on a very well maintained holiday Park. The villa comprises open plan living with the kitchen area featuring integrated appliances, a modern bathroom with a 3 piece suite. While the first floor offers 2 double bedrooms and a good single. Cupboards, storage options and a balcony off the main bedroom to enjoy elevated peace and tranquillity. Outside offers a spacious gated, decking area to enjoy summer dining and socialising.

With many beautiful surroundings and exciting attractions, the popular resorts of Southwold, Lowestoft, Gorleston and Great Yarmouth are easily accessible, with bus stops outside the Park entrance, so you will never be short of something to do. On site facilities include a heated, beach style access, covered swimming pool, bar and restaurant, laundrette and more! With all these options of things to do, there is guaranteed fun for the family all year round.



Lounge/Diner 15'8" x 14'5" (4.8 x 4.4)

Kitchen 5'10" x 6'10" (1.8 x 2.1)

Bathroom 5'10" x 7'6" (1.8 x 2.3)

Bedroom 1 11'1" x 9'2" (3.4 x 2.8)

Bedroom 2 9'10" x 8'2" (3.0 x 2.5)

Bedroom 3 6'10" x 6'2" (2.1 x 1.9)

Outgoings

Ground Rent: £1850.62

Service Charge: £3261.91 (includes water rates & buildings insurance)

Electricity: Metered as used (billed quarterly)

Energy Rating D

Council Tax: Band A (Billed by East Suffolk Council)

Business Opportunity

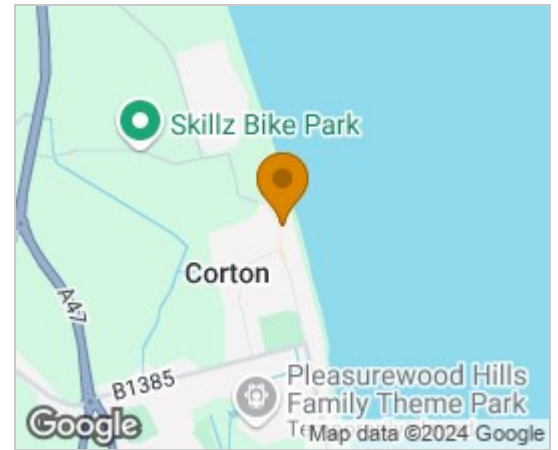
The vendors have used this property for holiday rental successfully. Please see below the last 3 years income.

2020/2021 - £22,409

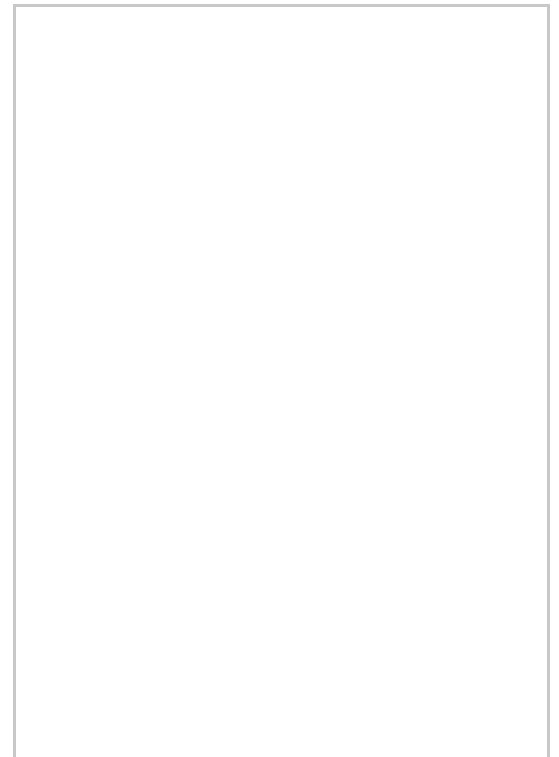
2021/2022 - £28,858

2022/2023 - £26,734

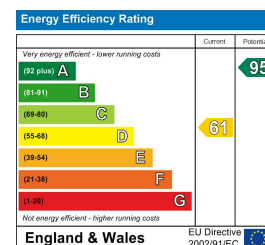
Area Map



Floor Plans



Energy Efficiency Graph



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