

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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Presenting the fantastic Wessex Allure, a Brand New (2023 model) Holiday Lodge offering beautiful, spacious accommodation including; Entrance Utility Room, Open Plan Lounge/Kitchen/Diner, Inner Hall, Three Bedrooms (bed one en-suite) and Bathroom. The lodge which benefits from UPVC double glazing and gas central heating (LPG) has a large, low maintenance UPVC decking with matching balustrades, along with ample off-road parking.

The lodge is located on an award winning resort on the North West Norfolk Coast beside the popular Victorian coastal town of Hunstanton. The resort has a wide range of facilities to suit those of all ages and is also dog friendly. The town itself is a traditional Victorian seaside town well known for being the only West facing town on the East coast providing spectacular sunset vistas across the Wash. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white chalk and sandstone cliffs.

Wessex "Allure" Lodge - Hunstanton, Norfolk

Price £237,000

The Lodge is accessed from the parking area via steps up onto the decking to the main entrance door.

DESCRIPTION

Upon entry you walk into the Utility Room with a very useful doggy wash station, built-in washing machine, bench seat, cupboards and worktop, before entering into the spacious open plan kitchen/diner/living room.

The delightful aesthetic throughout forms a unique homely experience, with plenty of light, that creates a warming atmosphere.

The kitchen which has plenty of worktop space as a built-in dishwasher, a wine cooler, five ring gas hob with an extractor over, built-in oven and microwave and an integral fridge freezer.

The lounge has a lovely 3 piece suite around a tv unit, a large storage unit and a tall radiator. Bi-fold doors lead you out to the spacious decking area. Off the lounge is a cosy snug/reading room with a ceiling to floor window and a skylight.

The holiday home has a double main bedroom with double bed and an en-suite shower room which has a corner quadrant shower, toilet and basin. There are two further large single bedrooms both with twin single beds, along with a family bathroom having a fitted three piece suite.

Outside includes an upgrade to a larger than normal UPVC decking area with matching balustrades, along with ample off-road parking.

Hunstanton South Beach is less than 1 mile away and easily walkable through the resort, with Old Hunstanton Beach; which is widely regarded as one of the UK's best, is approximately 2 miles away.

AGENT'S NOTES

All fixtures, fittings and furnishings will be confirmed in detail by the resort Sales Manager.

The holiday season for lodge is 11 months. During this time you can use it when you like on a holiday home basis but the essence of holiday use is that you must have a home elsewhere to be on holiday from. Proof of address of your main residence will be required and cannot be the address of someone else such as a relative.

VIEWING

Please contact the agent in the first instance for more information and to arrange a viewing with the resort Sales Manager.

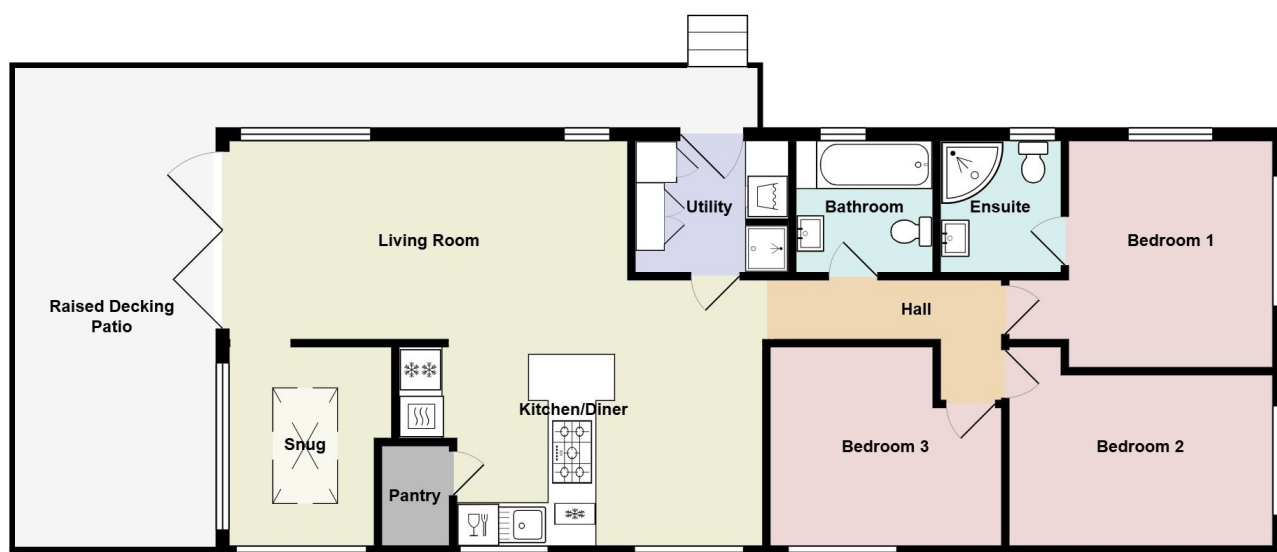
CURRENT ANNUAL FEES

£7,640.00 including VAT. This includes local authority rates, water and sewage and for provision and maintenance of the gas and electricity (metered & charged separately). Fees can be paid by monthly direct debit.

KEY FEATURES

Bricked Under Lodge	Central Heating	UPVC Decking/Veranda	Ample Parking
UPVC Double Glazing	Metered Gas/Electric	LPG Piped Gas Supply	Fitted Kitchen
Oven, Microwave & Hob	Dishwasher	Integrated Fridge Freezer	Washing Machine
Wine Cooler	Sofas and Beds	Ramtech Alarm	Doggy Shower





All measurements are approximate and for display purposes only

Wessex "Allure" Lodge - Hunstanton, Norfolk

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: 45 Year Tenure on the Resort

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

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LANDLES

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