

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A Brand New (2023 model) Holiday Lodge offering accommodation including; Entrance Lobby, Open Plan Lounge/Kitchen/Diner, and Two Double Bedrooms (both with en-suite). The two en-suites give access to an outside covered Hot Tub Area (tub included), perfect for relaxing on balmy summer evenings. The lodge which benefits from UPVC double glazing and gas central heating (LPG) has a large, low maintenance UPVC decking and 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.

Prestige Dovecote Lodge - Hunstanton, Norfolk

Price £239,000

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 entrance lobby which has a large cloaks cupboard with washing machine, before entering into the spacious open plan kitchen/diner/living room.

The delightful aesthetic throughout forms a unique homely experience with its floor to ceiling radiator and real effect electric fire, coupled with patio doors providing plenty of light yet creating a warming atmosphere.

The designer kitchen has built-in appliances including; a fridge freezer, dishwasher, a microwave, a built-in oven and a gas hob with an extractor above.

The living/dining area has a sofa with a coffee table providing an area to relax and a dining table that can seat six people and has two sets of sliding doors that stretch out onto the large decking patio which welcomes sun throughout the day.

This lodge has two bedrooms, both have double beds with Ziplink mattresses, so can easily be converted to single beds if required and includes headboards and two bedside tables. Both have a dressing table, sliding wardrobe doors with wardrobes and an entrance into the beautiful ensembles. Both ensuite's have luxurious suites and large showers and have their own doors leading to the built-in HOT TUB.

Outside includes an upgrade to a larger than normal grey UPVC decking area with balustrades which leads round to the Hot Tub veranda at the rear. 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.

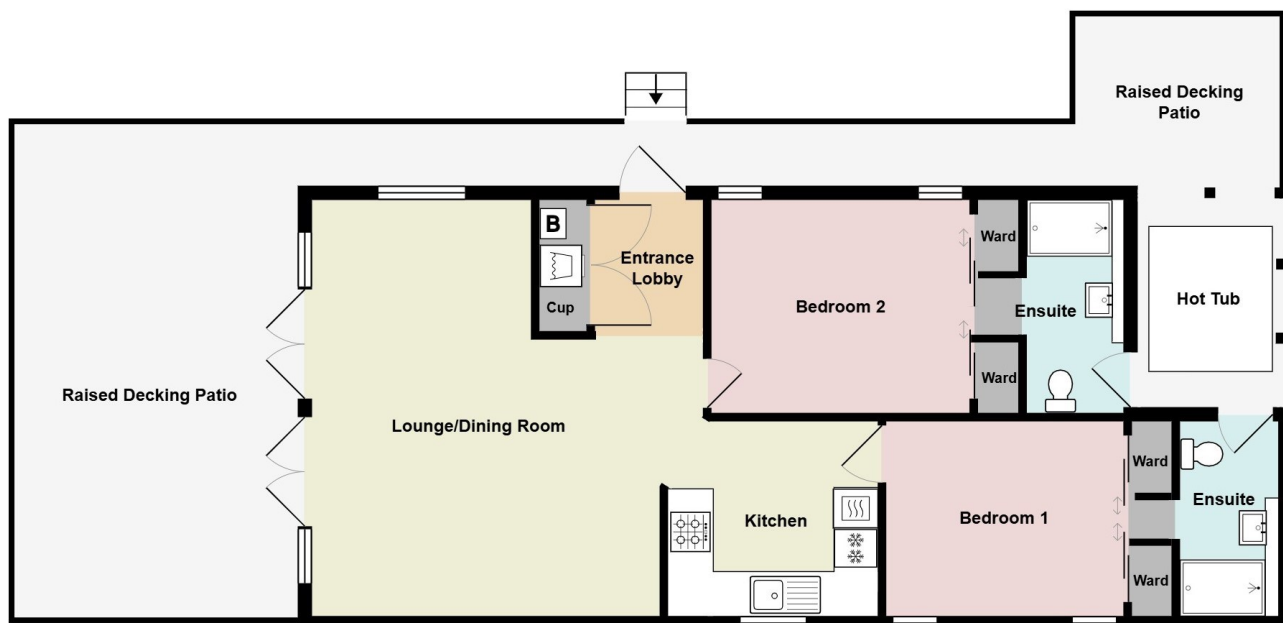
CURRENT ANNUAL FEES

£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, Hob & Extractor	Dishwasher	Integrated Fridge Freezer	Washing Machine
Wine Cooler	Sofas and Beds	Ramtech Alarm	Electric Fire





All measurements are approximate and for display purposes only

Prestige "Dovecote" 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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SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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