









## welcome to

## **Kings Chalet Park Overstrand Road, Cromer**

A delightful two bedroom holiday chalet on the ever popular Kings Chalet Park development within the popular coastal town of Cromer presented for sale in excellent order and available by negotiation with furniture.













King's Chalet Park is a sought-after holiday destination just minutes from Cromer's picturesque clifftop walks, iconic lighthouse, and vibrant town centre. Open from March to October, the park offers convenient access to key amenities, including schools, a doctor's surgery, a hospital, a wide variety of shops, and excellent dining options. Reliable train and bus connections to Norwich add to its appeal. This is a well-maintained twobedroom chalet and enjoys an enviable position overlooking communal lawns. Just a short stroll from the scenic paths of Happy Valley and Warren Woods, it's perfectly placed for nature lovers and those who enjoy a leisurely stroll. Early viewing is highly recommended

#### Lounge

14' 9" x 8' 10" ( 4.50m x 2.69m )

Front door leading to the lounge, upvc double glazed window to the front aspect, laminate flooring, access to all rooms, open plan to the kitchen.

#### Kitchen

7' 8" x 4' 8" ( 2.34m x 1.42m )

Range of wall and base units comprising cupboards and drawers, roll edge work surface over, inset Belfast sink with mixer tap, space and point for an electric cooker, further space for upright appliance, tiled splashbacks and upvc double glazed window to the rear aspect.

#### **Bedroom One**

8' 8" x 6' 10" ( 2.64m x 2.08m )

Upvc double glazed window to the side aspect, cupboard space with hanging space and shelving, wall mounted electric water heater and consumer unit.

#### **Bedroom Two**

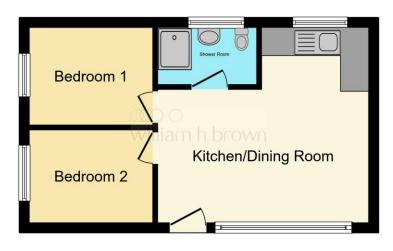
8' 8" x 6' 5" ( 2.64m x 1.96m )

Upvc double glazed window to the side aspect, built in cupboard storage and further wardrobe cupboard for the bed recess with hanging space and shelving.

#### **Shower Room**

7' 2" x 4' 6" ( 2.18m x 1.37m )

Fitted with a modern suite comprising vanity unit with hand wash basin, WC and walk in shower enclosure with glazed screen and electric shower. 2 upvc double glazed windows to the rear aspect, electric heated towel radiator, tiled walls.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. Nedealis are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A part must be upon its own inspection(s). Powered by www. foreved by the contraction of the provided by the contraction of the co





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## Kings Chalet Park Overstrand Road, Cromer

- Holliday Chalet in a coastal location
- Excellent order throughout
- No Chain, available immediately
- Sought after Kings Chalet Park.

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Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2026.14

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £60,000









Please note the marker reflects the postcode not the actual property

### view this property online williamhbrown.co.uk/Property/CRM109048



Property Ref: CRM109048 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

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