

Aldreds
Estate Agents



152 Broadside Chalet Park
Stalham, NR12 9PN
£39,950



152 Broadside Chalet Park

Stalham, Norwich, NR12 9PN

We are pleased to offer this nicely positioned two bedroom holiday chalet on the popular Broadside Chalet Park in the Broadland town of Stalham. This well presented chalet offers the unusual benefit of an electric central heating system and a slightly re-configured accommodation layout allowing a larger, more comfortably sized main bedroom along with a second bedroom, well fitted shower room and the usual spacious open plan living/kitchen area with a modern fitted kitchen. The chalet sits in well maintained communal lawned grounds with onsite parking, restaurant/clubhouse and outdoor swimming pool (at extra annual cost) and childrens play area. An ideal holiday let/home opportunity, offered with no onward chain.

Open Plan Living/Kitchen Area

14'9" x 13'10" reducing to 8'11" (4.51m x 4.23m reducing to 2.73m)

Front facing entrance door and full width window, power points, radiator, skirting board radiator, doors leading off, open plan access to kitchen area with a range of modern fitted kitchen units with rolled edge work surface, tiled splash back, stainless steel sink and drainer with mono bloc tap, integrated electric oven with ceramic hob, under counter electric water heater, rear facing obscure glazed window.

Bedroom 1

8'7" x 8'2" (2.63m x 2.5m)

Window to side aspect, radiator, fitted cupboards and wardrobe.

Bedroom 2

8'6" x 5'2" (2.6m x 1.59m)

Window to side aspect, radiator.

Shower Room

Two rear facing obscure glazed windows, low level w.c., with enclosed cistern, hand wash basin on a fitted storage unit, tiled shower cubicle with electric shower, tiled flooring.





Outside

The chalet sits in beautifully maintained communal lawned grounds, located close by to the main communal parking area. The Broadside Chalet Park offers an onsite clubhouse/restaurant, outdoor swimming pool (at extra annual cost) and children's play area.

Agents Note

The chalet is offered with furniture, fixtures and fittings included, minus any personal belongings of the vendors.

Tenure

Leasehold - the remainder of a 99 year lease which began in 1987. The service charges for 2024 were a total of £1,425.11 including VAT. There is an additional (optional) charge of £195 plus VAT for use of the swimming pool.

The chalet site opens fully from 1st March to 31st October. Out of season, you are able to use your chalet from Friday lunchtime to Monday lunchtime.

Services

Mains Water, Electricity and Drainage.

Council Tax

North Norfolk District Council. Band: A

Energy Performance Certificate (EPC)

Rating : F

Location

Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and the fine city of Norwich.

Reference

S9811/PJL



Floor Plan



TOTAL APPROX. FLOOR AREA 30.2 SQ.M. (325 SQ.FT.)

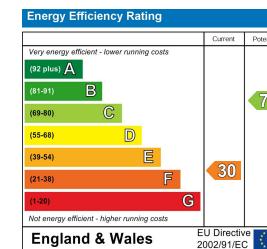
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019

Area Map



Map data ©2024 Google

Energy Efficiency Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH

Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.C. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA