



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 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

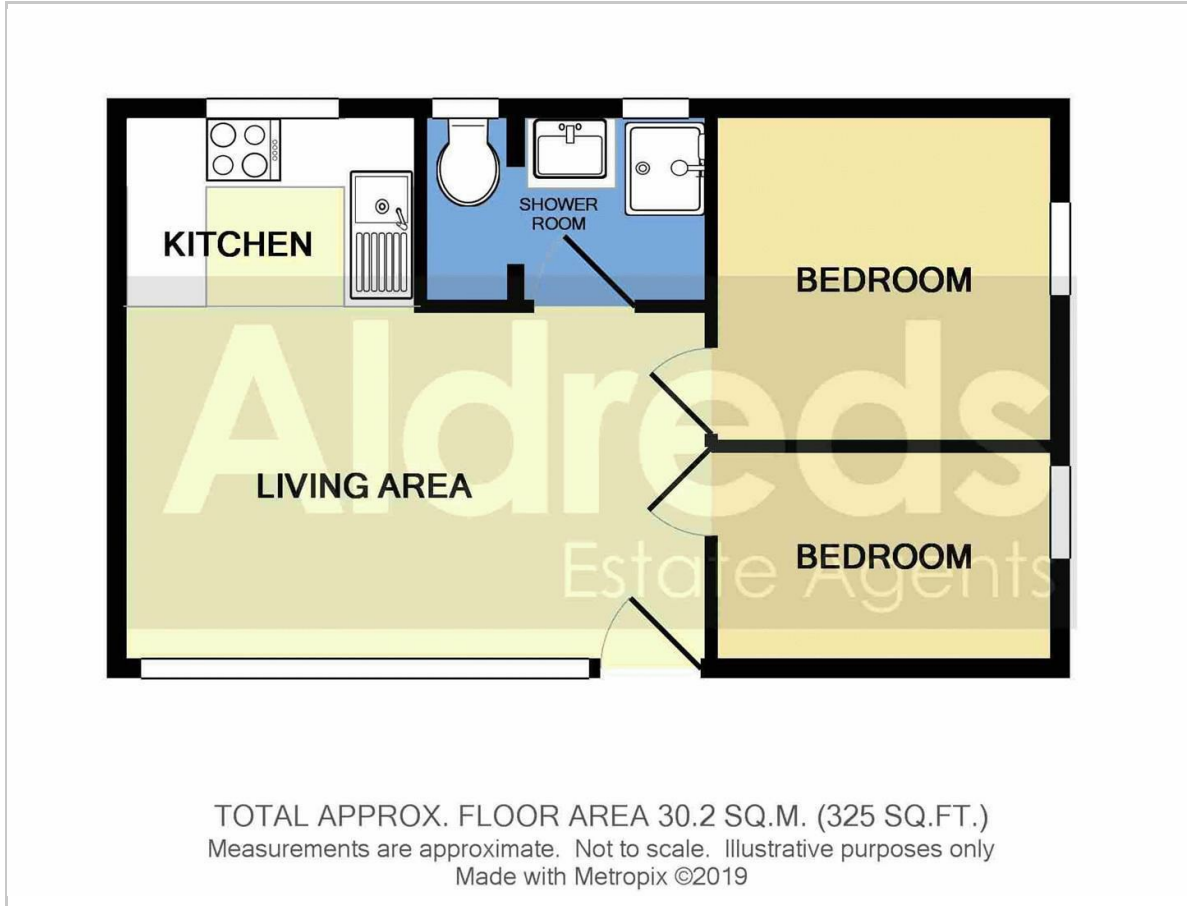
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service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

### Reference

S9811/PJL



## Floor Plan



## Area Map



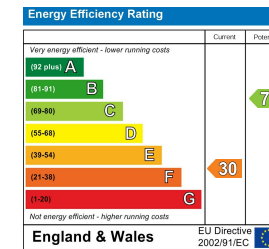
## Viewing

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

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## Energy Efficiency Graph



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