

**Aldreds**  
Estate Agents



22 Coast Road Chalet Park Coast Road, Walcott, NR12 0AP

Offers In The Region Of £60,000





# 22 Coast Road Chalet Park Coast Road

Walcott, Norwich, NR12 0AP

- Two Bedroom Holiday Chalet
- Controllable Electric Heating
- Sold Inclusive Of Most Furniture, Fixtures & Fittings
- Close To The Beach
- Ideal Holiday Home/Let
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Lovely views over farmland beyond
- Popular Coastal Chalet Park
- Early Internal Viewing Highly Recommended

Aldreds are delighted to offer this well presented, detached holiday chalet, situated in the popular Walcott Coast Road Chalet Park. This well appointed chalet is sold inclusive of the majority of the furniture, fixtures and fittings and presented in excellent order with accommodation including an open plan living/dining/kitchen area, two bedrooms, bathroom and separate w.c. The chalet offers a modern fitted kitchen, sealed unit double glazed windows and controllable electric heating. The Coast Road Chalet Park is located just a short distance away from the lovely sandy Walcott beach. Early internal viewing is highly recommended to appreciate.



## Open Plan Living/Dining Area 13'11" x 11'3" (4.26m x 3.44m)

Part glazed entrance door, window to front aspect, wall mounted controllable electric heater, power points, television point, doors leading off, built-in cupboard, open plan access into;

## Kitchen Area 7'9" x 5'9" (2.38m x 1.76m)

Window to rear aspect, a range of modern kitchen units with rolled edge work surface, tiled splash backs, stainless steel sink drainer with mixer tap, plumbing for washing machine, electric cooker.

## Bedroom 1 8'3" x 8'0" (2.54m x 2.45m)

Window to rear aspect, wall mounted controllable electric heater, panelled walls, power points, bedside wall lighting, built-in wardrobe housing hot water cylinder with immersion heater.

## Bedroom 2 8'3" x 8'11" (2.54m x 2.72m)

Window to front aspect, power points, built-in wardrobe.





### Bathroom

Obscure glazed window to rear aspect, part tiled walls, panelled bath with tiled surround and electric shower over, pedestal hand wash basin with mixer tap, doorway giving access to;

### W.C.

Obscure glazed window to rear aspect, low level w.c

### Outside

The chalets sits in a pleasant position with this beautifully maintained coastal chalet park with open communal lawned grounds and with farmland views to the top of the site towards the Walcott Church. The chalet site offers a communal parking area and is located just a short distance away from the beach.

### Agents Note

The chalet is sold inclusive most furniture, fixtures and fittings, minus some personal belongings of the vendor.

### Tenure

Leasehold - Term remaining approximately 51 years. Annual ground rent/service charge 2024 - £837.02.

### Directions

From Aldreds office in Stalham, proceed along St Johns Road. At the junction with Brumstead Road turn left and continue approximately 4 miles to the village of Walcott, passing The Lighthouse Public House which will be on your right hand side. Continue as the road enters the village. Turn left into Walcott Park just before the Mace convenience store, continue on the access road to the end of the road bearing right onto to the communal parking area, where the chalet can be located to the far left side of the chalet park.



## Services

Main water, electric and drainage.

## Council Tax

North Norfolk District Council. We understand that the property is currently business rated for holiday letting purposes.

## Location

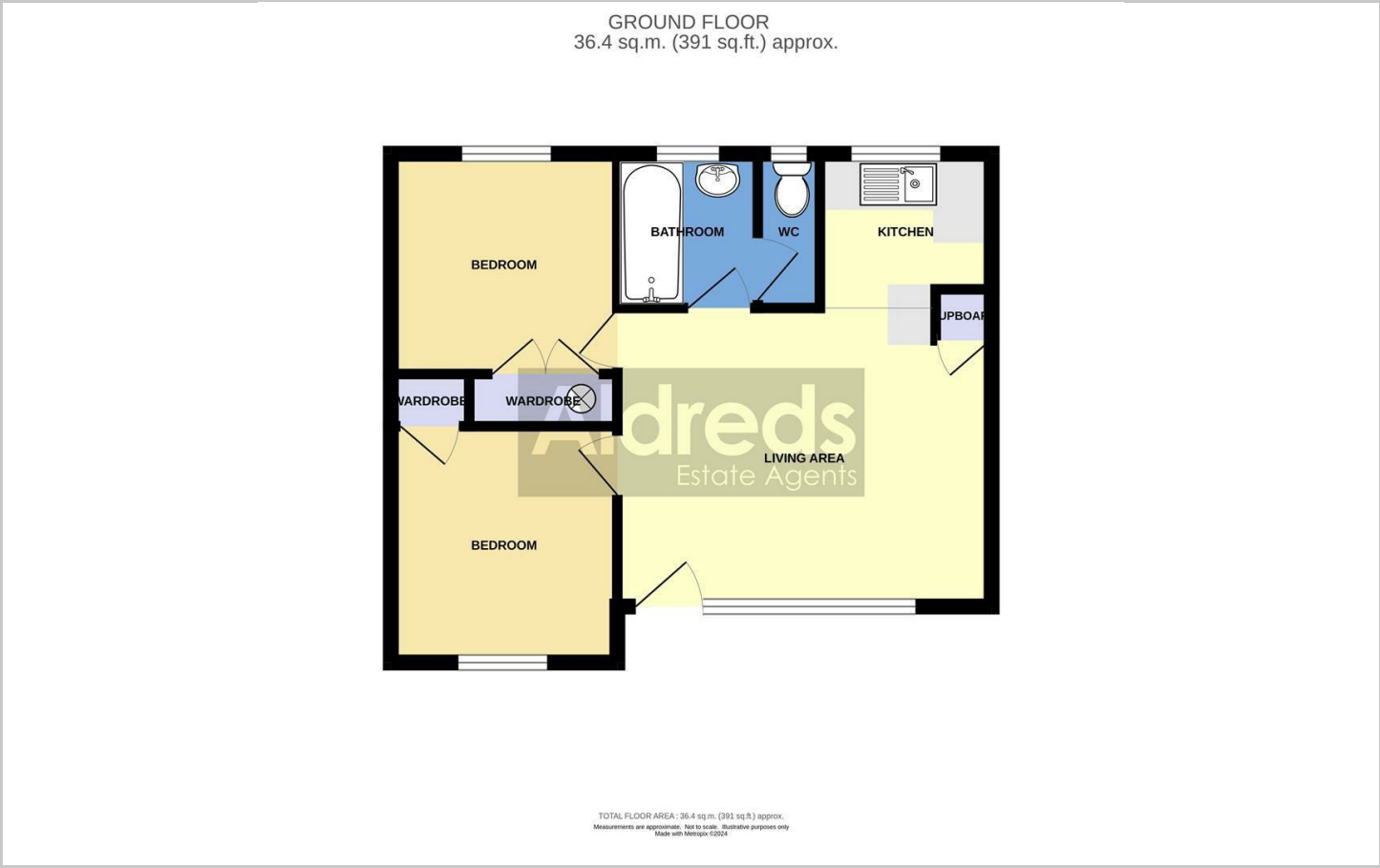
Walcott is a popular coastal village with a great sandy beach and a range of amenity including Post Office/shop, Restuarant, Public House and Village Hall. The village is approximately 4 miles from the town of Stalham which has a variety of amenities including Post Office, Health Centre, First, Middle and High Schools, and a Tesco Supermarket.

## Reference

PJL/S9836



Floor Plans



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.

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Location Map



Energy Performance Graph

