

**Aldreds**  
Estate Agents



110 Broadside Chalet Park, Stalham, NR12 9PN

£41,500









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# 110 Broadside Chalet Park

Stalham, Norwich, NR12 9PN

- 2025 Ground Rent Paid
- Beautifully Presented
- Pressurized Hot Water System
- Outdoor Swimming Pool
- Viewing Highly Recommended
- Spacious Holiday Chalet With Two Bedrooms
- uPVC SUDG Windows
- On Site Clubhouse/Restaurant
- An ideal holiday home / letting opportunity!
- Popular Broadland Holiday Site, Close to the Coast

Aldreds are delighted to offer this well presented two bedroom holiday chalet located in the much sought after Broadside Chalet Park. This well appointed chalet is presented in excellent order throughout and offers accommodation including an open plan living/kitchen area, two bedrooms and shower room. The chalet benefits from uPVC sealed unit double glazed windows, modern fixtures and fitting and a pressurized hot water system. Offered with no onward chain. Early internal viewing is highly recommended to appreciate.



**Open plan Living / Kitchen area 14'9" x 13'6" reducing to 8'11" (4.51m x 4.14m reducing to 2.73m)**

Entrance door, front facing full width window, power points, television point, doors leading off, open plan access to;

### **Kitchen Area**

A range of fitted kitchen units with rolled edge work surface, tiled walls, window to rear aspect, stainless steel sink drainer with mixer tap, fridge.

### **Bedroom One 8'7" x 6'9" (2.64m x 2.08m)**

Window to side aspect, power points, cupboard housing a Mega-flow pressurised hot water cylinder and electric meter.

### **Bedroom Two 8'7" x 6'6" (2.64m x 1.99m)**

Window to side aspect, power point.

### **Shower Room**

Two rear facing obscure glazed windows, fully tiled walls, heated towel rail, shower cubicle, pedestal hand wash basin, low level w.c.





### Outside

The chalet sits in this popular Broadside Chalet Park, with communal lawned grounds and parking facilities. The site offers a restaurant/club house, an outdoor swimming pool (at extra annual cost) and children's play area.

### 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.

### Council Tax

North Norfolk District Council - Band: A.

### Services

Mains water, electric and drainage.

### Directions

From Aldreds Stalham office proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn right, bearing left at the mini roundabout onto Old Yarmouth Road. Proceed into Rivermead on the right hand side, continue ahead as the road bears right then proceed straight ahead into Broadside Chalet Park. Proceed past the main car park, bearing sharply left to the second car park area where parking is available, continue as the road bears to the right before turning next left continue towards the end of the road where the chalet can be found on the right hand side.





## Energy Performance Certificate (EPC)

Rating: F

### Location

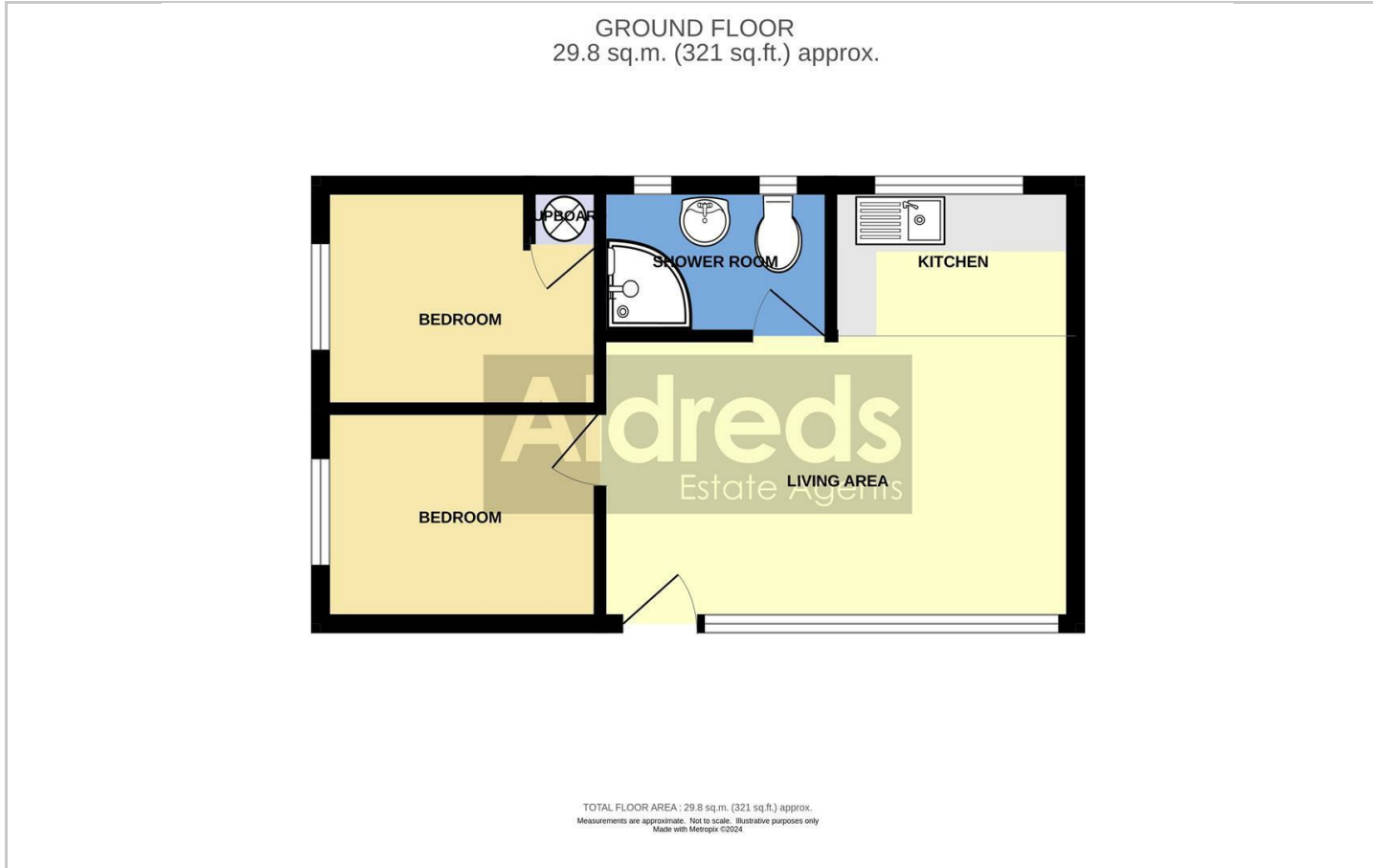
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service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

### Reference

PJL/S9845



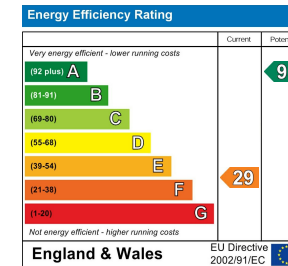
## Floor Plans



## Location Map



## Energy Performance 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.

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