









# welcome to

# Rainbows End Chalet Park, Mill Lane, Bacton, Norwich

\*\*SEASIDE CHALET\*\*

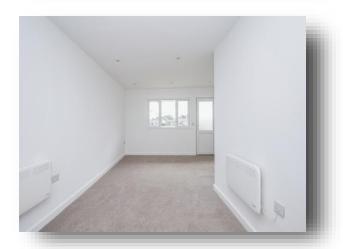
This is a rare opportunity to purchase a brand new, purpose built Chalet with high quality decking, on the highly sought after Rainbows End Chalet Park in Bacton!













#### **Description**

Situated on the popular Rainbows End Chalet Park, this newly installed chalet is one of ten brand new chalets with South facing rear aspects and sea glimpses to front aspect

The property will offer accommodation comprising Open Plan Lounge and Kitchen Area, two double Bedrooms and Shower Room, The properties further benefit from modern electric heating, storage cupboards, private terraced seating area and an allocated parking space.

The chalets have been built to BS 3632 standard with 99 year leases, but please call for more information!

### **Agent's Note**

The property has a 99 year Lease & the annual charges are believed to be - Ground Rent - £1,500 per annum Service Charge - £900 per annum

#### Lounge

15' 2" x 13' 5" (4.62m x 4.09m)

Double glazed door and window to the front aspect overlooking green space, 2 x electric radiators, ceiling spotlights, TV point and carpeted flooring.

#### Kitchen

7' 11" x 7' 8" (2.41m x 2.34m)

Double glazed window to the rear, fitted kitchen with range of wall and base mounted units with work surfaces over, stainless steel/sink drainer, electric oven and hob with cooker hood above, telephone point, ceiling spotlights and laminated flooring.

#### Inner Hall

2 storage cupboards and carpeted flooring





11' 2" x 8' 3" (3.40m x 2.51m)

Double glazed window to the front aspect, loft access, television point, electric radiator and carpeted flooring.

#### **Bedroom Two**

11' 2" x 8' 3" (3.40m x 2.51m)

Double glazed window and door to the rear, electric radiator, television point and carpeted flooring.

#### **Shower Room**

Double glazed window to the rear, suite comprising of shower cubicle with electric shower, wash hand basin, WC, extractor fan, heated towel rail, part tiled walls and laminate flooring.

#### **Exterior**

At the front and rear of the chalet are two high quality timber decking areas and the property further benefits from one allocated parking space

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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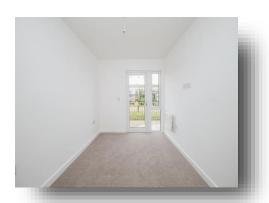
## Rainbows End Chalet Park, Mill Lane, Bacton, Norwich

- Walking Distance to Bacton Beach
- 99 Year Lease
- Two Double Bedrooms
- Allocated Parking Space
- Modern Electric Heating

Tenure: EPC Rating: Exempt

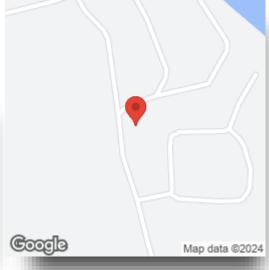
offers over

£125,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/NWM108478

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref: NWM108478 - 0005 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 buyer's 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.

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