



**Rainbows End Chalet Park, Mill Lane, Bacton, NR12 0HN**

**welcome to**

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

**\*\*SEASIDE CHALET\*\***

William H Brown are pleased to present this rare opportunity to purchase a brand new, purpose built Chalet. The property offers modern, one level living with a private terraced seating area and allocated parking.



## Description

Don't miss this newly installed Chalet (only 1 of 10), situated on the popular Rainbows End Chalet Park, in the seaside village of Bacton, which offers a range of amenities to include Primary School, local shops, cafe's & takeaways. The market town of North Walsham is approximately 4.6 miles away, which offers further amenities & transport links to the North Norfolk Coast & Norwich City Centre.

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

## Lounge

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

## Kitchen

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

Two storage cupboards and carpeted flooring.

## Bedroom One

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

## Bedroom Two

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

## Agent's Note

1) The property has a 99 year Lease & the annual charges are as follows -  
Ground Rent - £1,200 + VAT per annum approx.  
Service Charge - £710 + VAT per annum approx.

2) Images, dimensions, specification and floor plans provided are for guidance only and images may vary, dependant on individual property.



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.



**view this property online** [williambrown.co.uk/Property/NWM108585](http://williambrown.co.uk/Property/NWM108585)



welcome to

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

- Semi-Detached Chalet
- Modern Electric Heating, High Quality Decking & Solar PV Panels
- Allocated Parking Space
- Walking Distance to Bacton Beach
- 99 Year Lease

Tenure: EPC Rating: Exempt

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.

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM108585](https://www.williamhbrown.co.uk/Property/NWM108585)



Property Ref:  
NWM108585 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**