



Rainbows End Chalet Park, Mill Lane, Bacton, Norwich, 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 property enjoys internal accommodation comprising open plan Lounge/Diner, Kitchen, 2 Bedrooms and Shower Room, Externally the property offers a private terraced seating area, south facing rear aspect, allocated parking space & sea glimpses to front. Further benefits include modern electric heating & storage cupboards.

Lounge / Diner

Front doors open into open plan layout with Lounge area comprising TV point, carpeted flooring, spotlights, two electric radiators and front aspect double glazed window & door, overlooking green space. Opens to Kitchen.

Kitchen

Fitted with a range of wall & base units, work surface over with matching upstand and stainless steel sink & drainer unit. Electric oven with electric hob & cooker hood over and space for white goods. Spotlights, laminated flooring & rear aspect double glazed window.

Bedroom One

TV point, loft access, carpeted flooring, electric radiator & rear aspect double glazed window.

Bedroom Two

TV point, carpeted flooring, electric radiator & front aspect double glazed window.

Shower Room

Suite comprising WC, wash basin & shower cubicle with electric shower. Extractor fan, laminated flooring, heated towel rail & rear aspect double glazed window.

Exterior

Wrapping around the front & side of the Chalet is a high quality timber decking area and the property further benefits from one allocated parking space & Solar PV panels.

Agent's Note

1) The property has a 99 year Lease & the annual charges are as follows -
Ground Rent - £1,500 per annum approx.
Service Charge - £900 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.



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Rainbows End Chalet Park, Mill Lane, Bacton, Norwich

- Semi-Detached Chalet
- Open Plan Lounge/Diner & Kitchen - with Vaulted Ceiling
- 2 Bedrooms
- Shower Room
- Modern Electric Heating, High Quality & 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.

offers over

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109168 - 0002

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.



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