



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

**welcome to**

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**\*\*\*SEASIDE CHALET FOR SALE BY AUCTION\*\*\***

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





#### Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

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 will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**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.**

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

#### Lounge/ Diner

Front door 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.

#### 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. Furniture in all images are from the show home and not included in the sale. However, are available through separate negotiations.



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

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

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

**£100,000 - £115,000**



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109585 - 0003

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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](http://williamhbrown.co.uk)**