



## COAST ROAD , BACTON, NR12 0EW

£266,000  
LEASEHOLD

Located right on the beach, this amazing, spacious two bed lodge would make an ideal second home and holiday let. All year round use for the owners and holiday makers alike! Step outside and straight onto the sand! 8 lodges available now. Call Henleys to arrange a viewing.

**HENLEYS**  
Residential Sales & Lettings

## COAST ROAD

- Right on the beach
- Brand new luxury lodge
- 2 spacious bedrooms
- Very high specification
- Roof terrace
- Open plan living with panoramic sea views
- Great investment
- 99 year lease
- All year round use



### OMAR ALDERNEY WITH ROOF TERRACE

#### OVERVIEW

Henleys are proud to market a series of brand new, 2 bed, spacious luxury lodges located right on the beach in Bacton.

The lodges are built to a very high specification by quality British manufacturers. Bacton has a beautiful sandy beach right on the doorstep of the complex which has yet to be truly discovered and offers stunning walks and the chances are that you might not meet anyone!

Close by is the coastal village of Mundesley which has been voted one of the best beaches in the UK. In either direction you will find solitude and wide open skies. Bacton itself has a number of shops, pubs and take-aways. The complex has been acquired by a national holiday park company and is investing heavily to upgrade its facilities. Further up the coast is the famous coastal town of Cromer, renowned for its beach, its award winning pier and the delicacy the Cromer brown crab which is caught off the coast and exported all around the world. Head south and once again there are quiet beaches which are relatively undiscovered.

The beauty of this site is that it allows the use of the lodges all year round (subject to terms and conditions) and the site is affiliated with Sykes Holiday Cottages

which have provided projections for holiday rentals giving a great return on investment.

#### LEASE/SITE LICENSE

The lodges will be sold with a brand new 99 year lease/site license.

Annual site charges are £4700+VAT

Estimated running costs:

Electricity £400-500 p.a.

Gas £500-800 p.a.

Water: £120-160 p.a.

The lodges can be used all year round but cannot be your main residence. Proof of main residence will be required by the sites owners when entering a contract to buy.

#### HOLIDAY RENTALS

Sandy Beach Holiday Park have teamed up with Sykes Holiday Cottages to provide all year round bookings, giving a great return on investment. Sykes are predicting an annual income of £33,453 with a 64% occupancy rate.

For further details visit

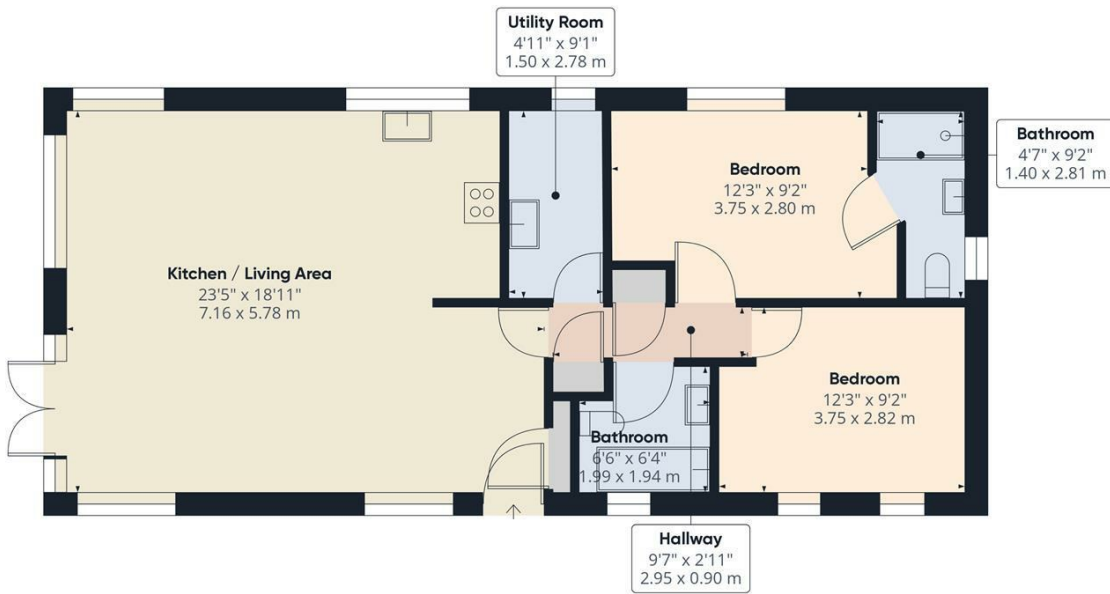
[www.sykescottages.co.uk/letyourcottage/advice/holiday-homes-for-sale](http://www.sykescottages.co.uk/letyourcottage/advice/holiday-homes-for-sale)

#### RENTAL GUARANTEE

The site owners will guarantee an income of £20,000 per lodge in the first year of ownership.

# SANDY BEACH HOLIDAY PARKS





Approximate total area<sup>(1)</sup>  
828.87 ft<sup>2</sup>  
77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**H**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements