



OVERSTRAND ROAD

CROMER, NR27 0DJ

£65,000
LEASEHOLD

A 2 bedroom semi detached holiday chalet located on the highly popular Kings Chalet Park. This would make an ideal holiday let investment or holiday retreat. Accommodation comprises; Open plan lounge/kitchen, 2 bedrooms and bathroom. Externally there are communal gardens, parking and amazing views from the outside the chalet.

HENLEYS
Residential Sales & Lettings

OVERSTRAND ROAD

- Great second home or potential Investment
- Views Across the park
- Short Walk to the cliff tops
- Close to amenities
- No Chain
- Viewing recommended
- Close to beach
- Close to golf course & Country club
- Walking distance to town centre restaurants & shops
- Contact Henleys



Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

Overview

A 2 bedroom semi detached holiday chalet located on the highly popular Kings Chalet Park. This would make an ideal holiday let investment or holiday retreat. Accommodation comprises; Open plan lounge/kitchen,

2 bedrooms and bathroom. Externally there are communal gardens, parking and amazing views from the outside the chalet.

Entrance

uPVC door entrance to the front of the property that leads in to the lounge, kitchen and dining area.

Lounge / Kitchen Area

Open plan living accommodation with large uPVC window to the front of the chalet offering a light and spacious feeling. The lounge and dining area have television aerial, USB points ceiling light, carpeted flooring and doors leading to the two bedrooms and bathroom. The kitchen has a uPVC double glazed window to the rear a range of wall and base units with work surface over, stainless steel sink and drainer, cooker and vinyl flooring.

Bedroom 1

With uPVC double glazed window to the side and ceiling light.

Bedroom 2

With uPVC double glazed window to the side, carpeted flooring and ceiling light.

Bathroom

Double glazed window to the rear, low level WC, wash hand basin, shower cubicle with electric shower, heated towel rail, fully tiled walls, vinyl flooring and airing cupboard.

outside

To the outside of the property is a small area you can be sit and enjoy the views across the park. The chalet park is a short walk away from beautiful cliff top views and further walks through happy valley woods.

Tenure

The property is leasehold.

53 years remaining on lease.

Service Charge per year

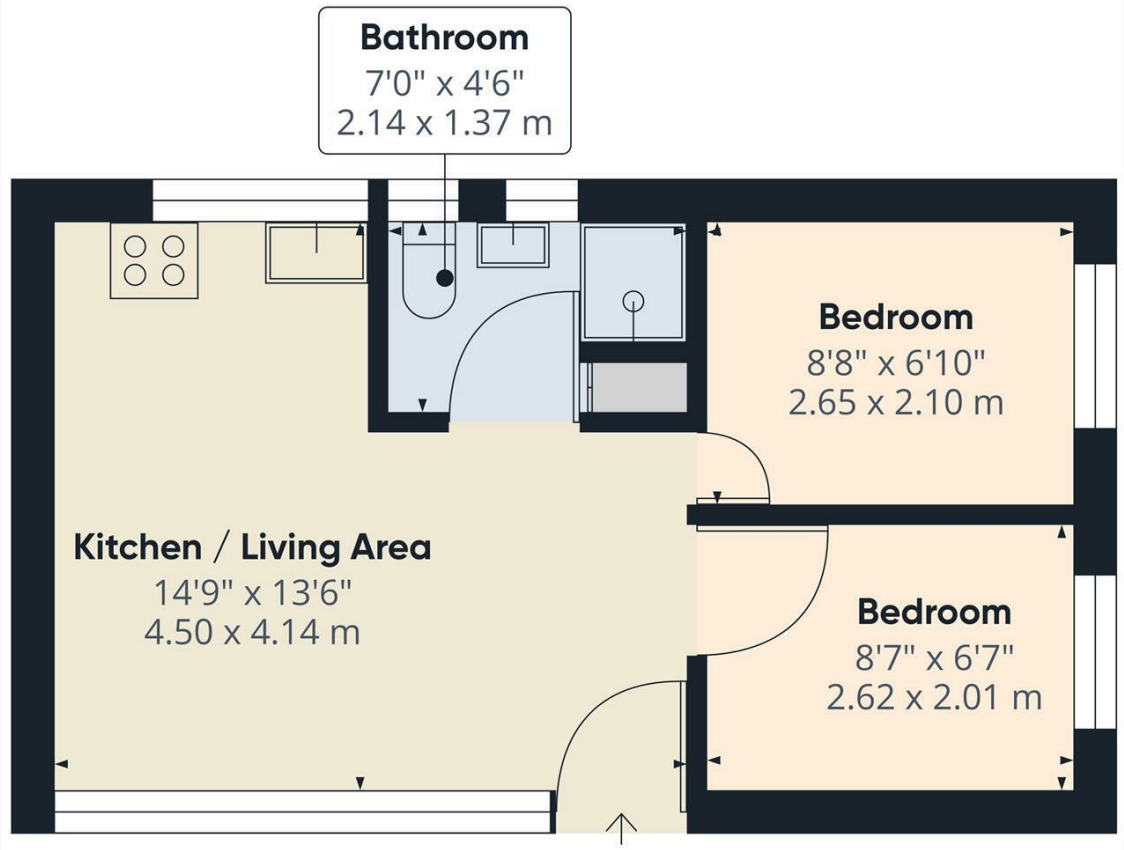
Holiday lets permitted

Pets permitted

The Chalet cannot be used as a main residence

47 KINGS CHALET PARK



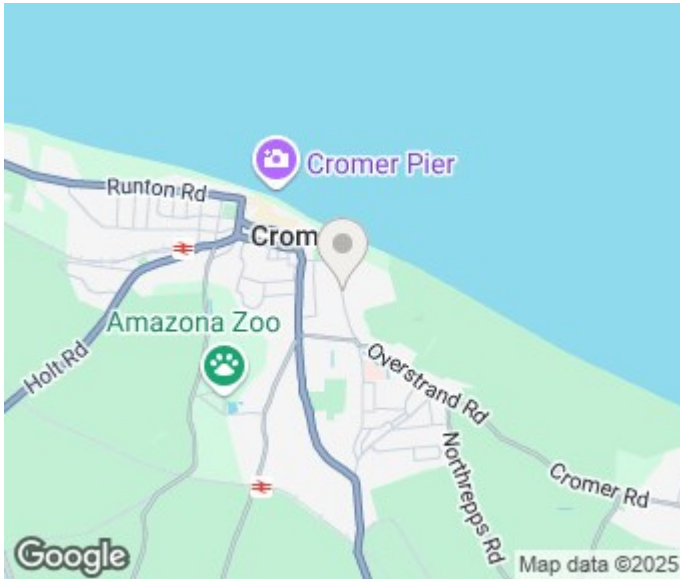


Approximate total area⁽¹⁾
315.04 ft²
29.27 m²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

HENLEYS
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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