

£210,000  
Offers Around



## The Street

Corton, NR32 5HN

- Extremely well presented lodge
- Direct sea views
- 2 separate bedrooms
- Master bedroom with ensuite
- Gas combi boiler

- Sold fully furnished
- Alarm system installed
- Spacious decking area
- Tastefully decorated throughout
- Desirably located within a sought after park

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### Park information

Azure Seas Holiday Village boasts an idyllic setting for discovering the charm of both Norfolk and Suffolk, two beloved holiday destinations in Southern England. Situated amidst breathtaking coastal vistas, this luxurious family-friendly getaway is a preferred choice for many. Offering an escape from the ordinary, the properties at Azure Seas provide a tranquil haven for repeated visits. Step outside your door to explore sandy dunes and nature's wonders, with convenient access to village amenities. Nestled on the historic grounds of the renowned Colman family's retreat, this seven-acre expanse offers a selection of modern lodges designed for year-round comfort and relaxation.

### Entrance lobby

UPVC door to the side aspect, fitted carpet, alarm system, x2 windows to the front aspect, double doors open into a utility cupboard consisting of a laminate work surface above a washing machine, a fuse board, storage space and a gas combi boiler. An opening leads through to the main living space.

### Main living space

6.76 max x 5.80 max

The living space is open plan and seamlessly combines the lounge, dining room and kitchen. This is a gorgeous light filled room with direct sea views and French doors opening to the decking. The room consists of UPVC double glazed windows to the side & front aspect, windows to the rear aspect, carpet flooring, vinyl flooring, x2 radiators, feature electric fireplace, units above & below laminate work surfaces, integrated fridge, freezer, oven and dishwasher, stainless steel sink & drainer with mixer tap, feature island with breakfast bar, inset gas hob, a stainless steel extractor hood and a door opens into the hallway.



### Hallway

Fitted carpet and doors opening to bedrooms 1 & 2 and the bathroom.

### Bedroom 1

4.16 max x 2.61 max

Fitted carpet, UPVC double glazed window to the side aspect, radiator and a door opening into the ensuite shower room.

### Ensuite shower room

2.01 x 1.54

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, part tile walls, suite comprises of a toilet, a pedestal wash basin with a mixer tap and a mains fed shower with a hand-held & rainfall head set into a cubicle enclosure.



### Bedroom 2

3.04 x 2.79

Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

### Bathroom

1.92 x 1.69

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, part tile walls, suite comprises of a toilet, a pedestal wash basin with a mixer tap, a panelled bath, mixer tap with a shower attachment and a glass door.





### Outside

Off road parking is provided at the rear, steps lead up to a gated entrance, decking leads to entrance door and wraps around to the front where you have a spacious sun deck & gorgeous sea views.

### Lease information

25 years remaining.

### Annual site charges 2024

£8.995 for SITE FEES incl. VAT and payable in advance. Site fees are reviewed annually and notified to holiday home owners in October of each year for the following season and are due by 31 January.

Failure by the holiday home owner to pay site fees on the due dates may be treated as giving us the right to terminate the agreement to site a holiday home on the park.

Please see particulars of your 'Licence Agreement' for your specific site fee details.

The rates charges are made up of two elements: 'non-domestic rates' and 'water and sewerage charges'.

These are billed annually in June and cover 1 June to 31 May and are payable within 14 days of receipt.

Non-domestic rates £303\*

Water charge £234\*

### ELECTRICITY - METERED SUPPLY

Charges for metered electricity are based on the guidelines issued by OFGEM. Charges are billed quarterly and are payable within 14 days of receipt. Total bills will vary depending on usage

Corporation

### BOTTLED GAS

This is available in 47kg bottles only. A current price list is available from Reception and payment must be made upon order. Orders placed before 4pm Monday - Friday will be delivered on the same day.

### INSURANCE

Your holiday home must always be adequately insured, and we will need you to provide us with a copy of the current certificate annually. You will be provided with an insurance quotation by Leisuredays insurance within 14 days of completing your holiday home purchase.

### Agent note

Azure Seas (trading as Azure Seas Holiday Village) is a holiday park and is open from 01 January until 31 December each year.

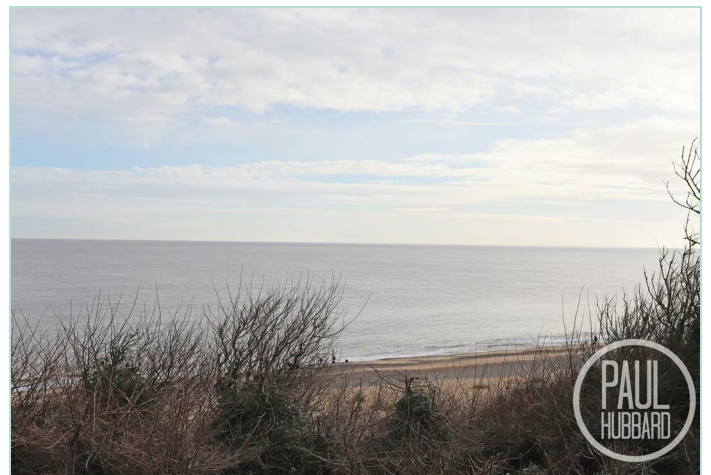
The Site Licence issued to Azure Seas by the local authority determines when and for how long you can occupy your holiday home. You must not use the holiday home as your principal place of residence. We will request proof to establish your principle place of residence.

You can let your holiday home for holiday purposes only. Your guests must not spend more than 28 consecutive days on the park.

For further information please contact our office.

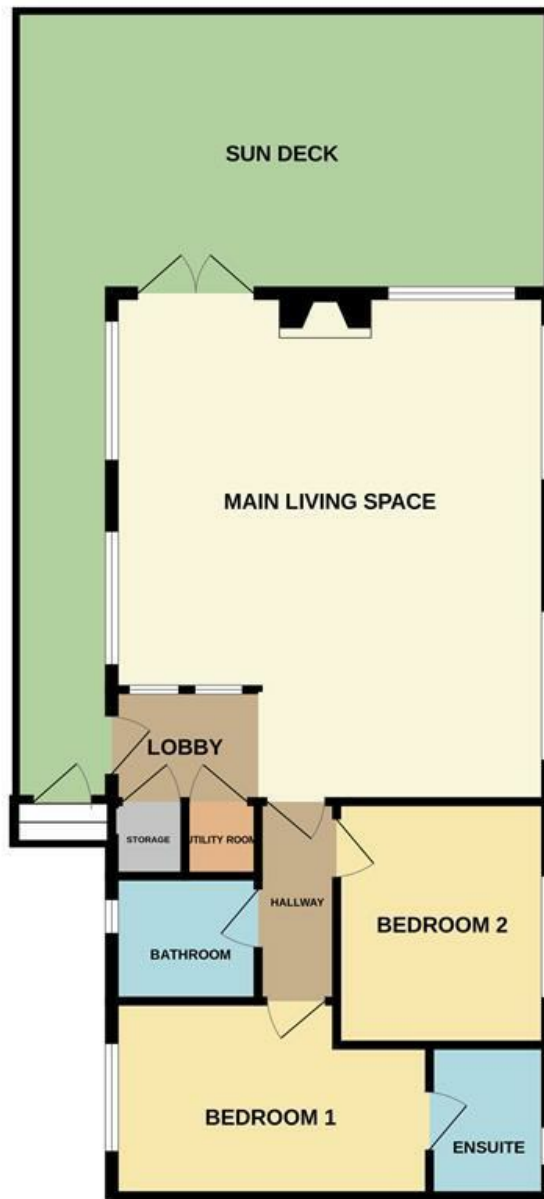






Tenure: Leasehold

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements