

£130,000
Guide Price



The Street

Suffolk, NR32 5HN

- Award-winning coastal holiday lodge with established business name included
- Fully furnished and ready to enjoy
- 2025 pitch fee included
- Open-plan living and dining area
- Modern kitchen with integrated appliances
- Two spacious double bedrooms, master with ensuite shower room
- Stylish family bathroom with full suite
- Expansive decked terrace for outdoor living
- Steps away from the stunning coastline
- Allocated off-road parking space

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**PAUL
HUBBARD**



Location

Superbly located just north of Lowestoft along the Suffolk coast, Corton boasts spectacular sunrise views and fantastic links to a number of quintessential English towns and attractions. Just 3 miles from the seaside town of Lowestoft - home to award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more. There are a number of schools in the area to suit all ages, a range of amenities including a post office, bus station and train station, both of which run regular services to Norwich.



Entrance hall

The spacious entrance hall features fitted carpet, a recessed door mat and a radiator, with both an airing cupboard and a storage cupboard. Doors lead to the main living area, bedrooms 1 and 2 and the family bathroom, creating a well-organised and accessible layout.

Open plan living space

Lounge/diner 5.83m max x 4.93m max
Kitchen 2.94m max x 2.29m max



Experience open-plan living in this inviting lounge/diner, featuring fitted carpet, UPVC double glazed windows on three sides and a feature fireplace. The welcoming & cosy atmosphere is ideal for family gatherings or entertaining friends. The room includes high-quality fixtures and fittings, two radiators and French doors leading to the outdoor terrace. The space flows seamlessly into a well-appointed kitchen, which offers vinyl flooring, UPVC double glazed windows to the rear aspect and ample fitted cabinetry above and below. The kitchen is equipped with integrated appliances, including a built-in oven, gas hob with extractor hood, dishwasher, fridge freezer and washing machine. Laminate work surfaces, tile splashbacks and an inset stainless steel sink with a drainer and mixer tap complete the setup, ensuring effortless meal preparation. The Hive central heating system, controllable remotely, adds to the comfort and convenience throughout this well-designed living space.





Bedrooms 1 & 2

Bedroom 1 3.20m max x 2.89m max into wardrobe

Ensuite shower room 2.37m max x 1.39m max

Bedroom 2 3.19m max x 2.87m max

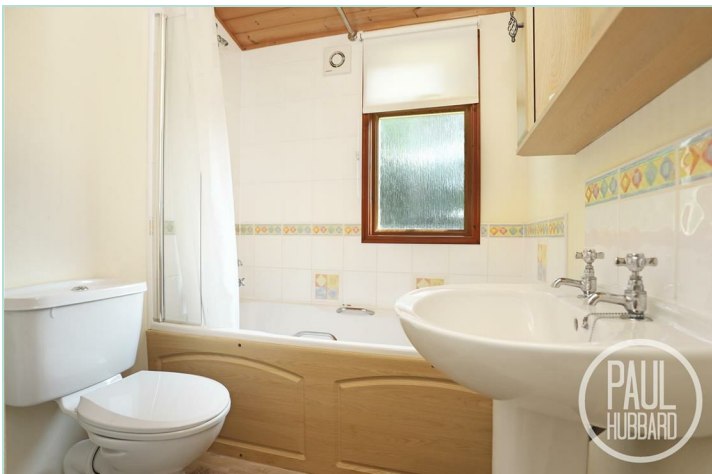
The lodge features two comfortable double bedrooms, both designed as restful retreats for relaxation and a good night's sleep. The main bedroom is furnished with a double bed, fitted carpet and a UPVC double glazed window to the front aspect. It also includes a radiator, fitted wardrobes and a door leading to a private ensuite shower room. The ensuite is equipped with vinyl flooring, a heated towel rail, tiled splashbacks and a suite comprising a toilet, pedestal wash basin with hot and cold taps and a mains-fed shower within a cubicle enclosure. The second bedroom, perfect for children or guests, includes two single beds, fitted carpet, a UPVC double glazed window to the rear aspect, a radiator and a fitted wardrobe.



Bathroom

2.39m max x 1.68m max

The family bathroom is well-equipped with a three-piece suite, including a panelled bath with a mixer tap and shower attachment, catering to the needs of all residents and visitors. The bathroom features vinyl flooring, a UPVC double glazed obscure window to the rear aspect, a heated towel rail, tiled splashbacks, a toilet and a pedestal wash basin with hot and cold taps.



Outside

A highlight of this property is the expansive decked terrace, which provides an excellent space for outdoor dining, sunbathing, or simply enjoying the tranquil surroundings. This terrace extends the living area outdoors, making it an ideal spot for summer barbecues, relaxation and entertaining.







Lease information

This property is leasehold with approximately 24.5 years remaining on the lease.

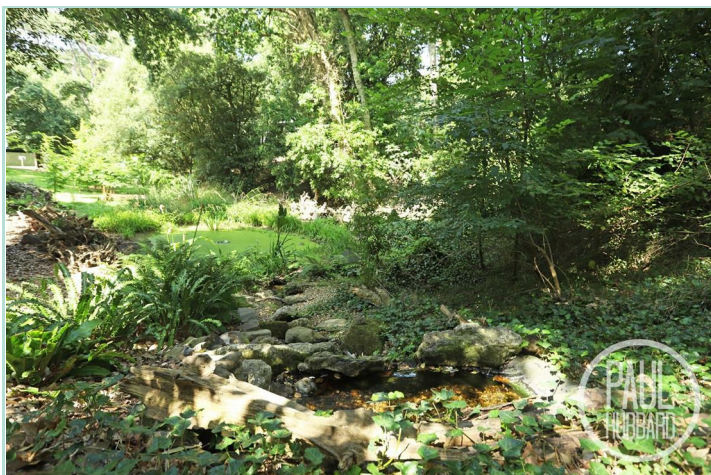
It is connected to mains water, electricity, drainage, and LPG gas via Calor.

Please note that Colman Brook Lodge does not have a residential license; however, it does hold a 12-month season license, allowing it to be used as a second home rather than a primary residence. The site remains open and accessible year-round.

For further details, please contact our office.

Agent note


The views portrayed in some of the images serve as a depiction of the surrounding locality and are not directly visible from the property.



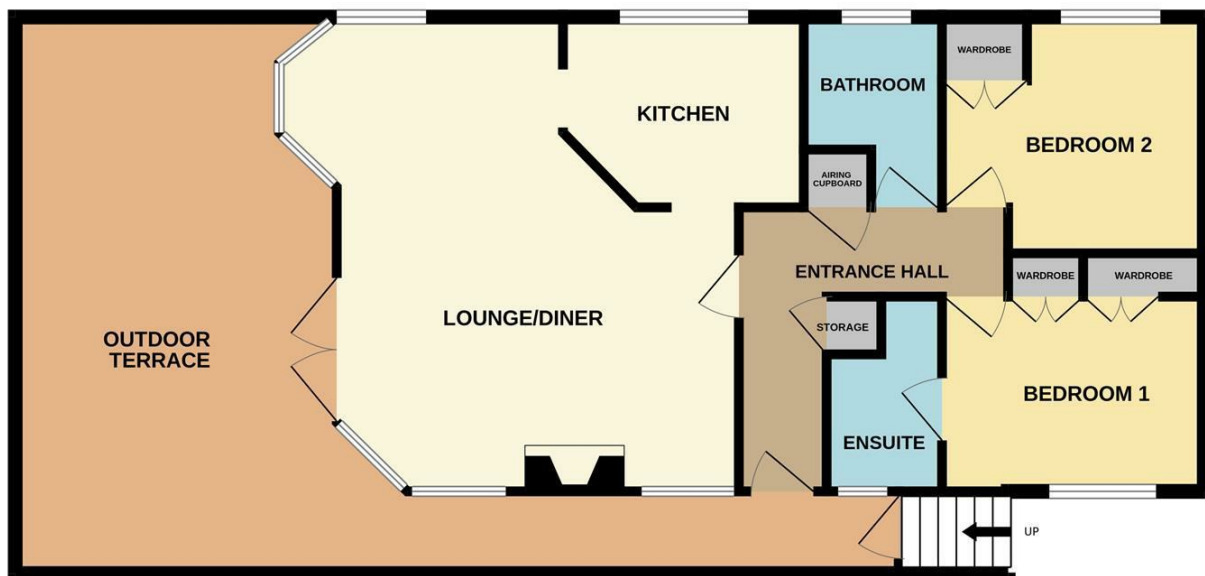




Tenure: Leasehold
 Local Authority: East Suffolk Council

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	

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 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 are advised to recheck the measurements