

Aldreds
Estate Agents



187 Broadside Chalet Park

Stalham, NR12 9PN

£47,000



187 Broadside Chalet Park

Stalham, NR12 9PN

Aldreds are delighted to offer the beautifully presented two bedroom holiday chalet, located in the popular Broadside Chalet Park. One of the larger variety of chalets on the site with accommodation including an open plan living/dining/kitchen area, two bedrooms and a shower room.

The property is presented in excellent order throughout, with recent improvements and is offered including furniture, fixtures and fittings, minus any personal belongings of the vendor. The Broadside Chalet Park offers communal lawned grounds, communal parking, a clubhouse/restaurant with outdoor swimming pool (at extra annual cost) and children's play area. Early internal viewing is highly recommended.

Open Plan Living/Dining/Kitchen Area

14'9" x 15'7" reducing to 10'10" (4.5m x 4.76m reducing to 3.32m)

Front facing, recently replaced entrance door, full width front facing window, power points, wall mounted electric heater, kitchen area with a range of fitted units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, power points, electric cooker point, rear facing obscure glazed window, doors leading off;

Bedroom 1

8'7" x 7'8" (2.63m x 2.35m)

Front facing window, power points, fitted wardrobes with fitted shelving.

Bedroom 2

8'7" x 7'8" (2.63m x 2.35m)

Rear facing window, cupboard housing electric water heater and fuse board, power points.

Shower Room

Recently upgraded with two rear facing obscure glazed windows, fully tiled walls and floor, tiled shower cubicle with electric shower, low level w.c., hand wash basin within a fitted storage unit, heated towel rail, ventilation.





Outside

The chalet sits towards the far side of this popular Broadland site conveniently adjacent to a communal parking area and close to the clubhouse/restaurant and outdoor pool, facing a large communal grassed area.

Tenure

Leasehold - the remainder of a 99 year lease which began in 1987. The service charges for 2026 are a total of £1,914.61 including VAT. Included in this figure is an additional (optional) charge of £250 plus VAT for use of the swimming pool.

The chalet site opens fully from 1st March to 31st October. Out of season, you are able to use your chalet from Friday lunchtime to Monday lunchtime.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: A.

Fixtures & Fittings

The property is sold inclusive of furniture, fixtures and fittings, minus any personal belongings of the vendors.

Location

Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Broads network with a public staithe on the upper reaches of the River Ant. It also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

Reference

PJL/S10065



Floor Plan



Viewing

Please contact our Aldreds Stalham Office on 01692 581089

if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

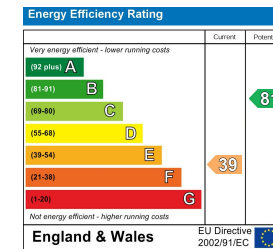
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



55 High Street, Stalham, Norfolk, NR12 9AH

Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA