



17 Broadside Chalet Park

Stalham, NR12 9PN

£34,950



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Aldreds are delighted to offer this detached two bedroom holiday chalet, situated in the much sought after Broadside Chalet Park. Conveniently located within this well maintained park, the chalet is presented in good order with scope for further modernisation.

The property offers uPVC sealed unit double glazed windows, a fitted kitchen, shower room, open plan living area and two bedrooms. An ideal second home or holiday let. Early viewing is highly recommended.

### Open Plan Living/Kitchen Area

14'8" x 13'8" reducing to 8'10" (4.49m x 4.18m reducing to 2.71m)

Front facing entrance door and full width window, power points, kitchen area with a range of fitted units with a stainless steel sink drainer and tiled splash back, under counter electric water heater, power points, electric cooker point, rear facing obscure glazed window.

### Shower Room

Two rear facing obscure glazed windows, part tiled walls, tiled shower cubicle with an electric shower, pedestal hand wash basin, low level w.c.

### Bedroom 1

8'7" x 6'10" (2.64m x 2.09m)

Side facing window, cupboard housing electric fuse box, power points.

### Bedroom 2

8'7" x 6'5" (2.64m x 1.98m)

Side facing window, power points, built-in cupboard.

### Outside

The property sits in a convenient position, adjacent to a communal car parking area and facing a large communal lawned area. The chalet park offers a clubhouse/restaurant, outdoor swimming pool (at extra annual cost) and a childrens play 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.

### 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 handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

### Reference

PJL/S10020



## Floor Plan



## Area Map



## Viewing

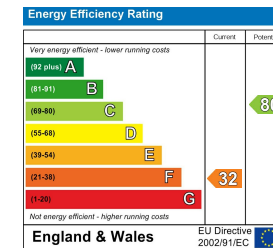
Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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