

Aldreds
Estate Agents



254 Winterton Valley Estate Edward Road

, Winterton-On-Sea, NR29 4BX

Asking Price £39,950



254 Winterton Valley Estate Edward Road

, Winterton-On-Sea, NR29 4BX

Aldreds are pleased to offer this east and west facing, well maintained two bedroom mid terraced holiday chalet situated in the much sought after Winterton Valley Estate. The chalet offers accommodation including open plan living/dining/kitchen area with modern fitted kitchen with appliances, two bedrooms, inner lobby and bathroom. The chalet is being sold fully equipped with fixtures and fittings. Early viewing is highly recommended to appreciate this attractive chalet.

Open Plan Living/Dining/Kitchen Area

Living Room/Dining Area

18'10" maximum x 8'2" (5.76 maximum x 2.50m)

Double glazed patio doors to front aspect, additional double glazed window, tv point, fitted carpet, sofa, arm chair, table and chairs, open access to:

Kitchen Area

7'8" average x 4'7" (2.36 average x 1.40)

Fitted white kitchen units with wall and matching base units with work surfaces over, single drainer stainless steel sink unit, free standing electric cooker, vinyl flooring, fridge/freezer, microwave, double glazed window and door to rear.

Bedroom 1

12'5" x 8'1" (3.81 x 2.47)

Double bed, bedside cabinet, wardrobe, fitted carpet, double glazed window to front aspect.

Bedroom 2

9'5" x 8'6" (2.89 x 2.61)

Bunk beds, bedside cabinet, fitted carpet, double glazed window to rear aspect.

Inner Lobby

Built in airing cupboard housing the hot water cylinder, storage space, door to:

Bathroom

White suite comprising panelled bath with electric shower over, low level wc, pedestal wash basin, mainly tiled walls, frosted double glazed window to rear aspect.





Outside

To the front is an area of paved patio and communal lawn beyond facing a westerly direction adjacent to a nearby car parking area. To the rear is also a generous area of paved patio which benefits from the morning sunshine facing a easterly direction. The property sits in beautifully maintained communal lawned grounds. The Winterton Valley Estate backs directly onto the Winterton Valley dunes and beach beyond.

Tenure

Leasehold - 99 years from 1971

Ground rent & maintenance charges for 2025/2026 (including building insurance and electric) - £2,658.17 (inc VAT)

Site open 25th March - 30th October

Dogs allowed

Services

Mains water, electric and drainage

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * First School * Middle and High Schools are situated in Martham approximately 3 miles away * School buses operate in the area * Eastern Counties Bus services link the coastal village with Great Yarmouth.

Directions

On arriving in the village of Winterton-on-Sea on the Hemsby Road, turn right into Edward Road where Winterton Valley Estate can be found on your right hand side. Turn right in to the site and after a couple of hundred yards follow the road around to the left, pass the reception building and after a short distance bear right and after a couple of hundred yards park on the left where the chalet can be found just beyond.

Y12717/04/26/CF



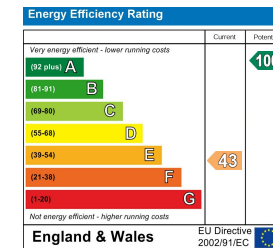
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 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.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@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