

Aldreds
Estate Agents



117 Waterside Park
Corton, Lowestoft, NR32 5HS
Asking Price £60,000



117 Waterside Park

Corton, Lowestoft, NR32 5HS

Aldreds are delighted to offer this 3 bedroomed bungalow which offers direct sea views and is situated on the front of Waterside Park overlooking Corton beach, cliffs and sea. Waterside Park offers a range of holiday homes with 12 months usage and is situated in the very popular Corton village giving easy access to Lowestoft and Great Yarmouth. The accommodation includes an entrance porch/utility room, spacious lounge/diner with large aspect windows overlooking the sea. Open plan kitchen, 3 bedrooms and a shower room. The park offers a good range of facilities including a on site restaurant and entertainments room, along with a covered indoor heated swimming pool. Early viewing is strongly recommended as these beach front properties rarely become available.

Entrance Porch/Utility Area

Timber effect vinyl flooring, large aspect Upvc windows with sea views, recess for white goods, Upvc door leading out to timber veranda.

Lounge/Dining Area

13'5" x 12'0" (4.1 x 3.66)

Fitted carpet, large aspect Upvc window with sea views, electric wall mounted heater, power points, T.V point, coved ceiling, opening leading to the open plan kitchen.

Kitchen

8'2" x 7'7" (2.50 x 2.33)

Vinyl flooring, range of fitted kitchen units, roll top work surfaces, stainless steel sink with single drainer, tiled splash backs, recess for white goods including dishwasher & fridge, built in electric oven with matching ceramic hob, stainless steel extraction cooker hood, & power points.

Bedroom 1

10'7" x 8'10" (3.24 x 2.71)

Fitted carpet, Upvc window, power points, coved ceiling, double fitted wardrobe, further full length fitted storage cupboard.





Bedroom 2

10'7" x 8'9" (3.24 x 2.67)

Fitted carpet, coved ceiling, power points, wall mounted electric heater, Upvc window, double fitted wardrobe.

Bedroom 3

10'7" x 5'9" (3.24 x 1.77)

Fitted carpet, wall mounted electric heater, coved ceiling, power points, Upvc window.

Outside

There is a timber verandah which provides panoramic sea views and has ample space for bistro style dining table and chairs.

Outgoings

Ground Rent:- £2173.15

Service Charge:- £3290.05

Tenure

Leasehold. 55 Year lease from 2009

Services

Mains water, electricity, drainage.

Council Tax

East Suffolk. Band 'A'

Ref: L2275/01/25



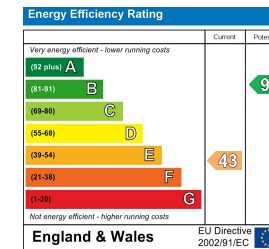
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 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.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA