

Aldreds
Estate Agents



187 Broadside Chalet Park

Stalham, NR12 9PN

£45,000



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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

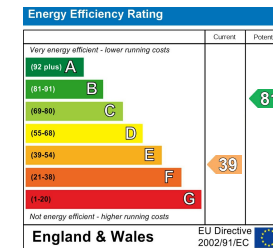
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Area Map



Energy Efficiency Graph



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