

LANDLES



100 The Beach | Snettisham | Norfolk



SNETTISHAM BEACH

A static holiday caravan sited on a wide plot in one of the most sought after positions on Snettisham Beach, past the sailing club.

Elevated decked veranda affording panoramic views over The Wash and lake towards RSPB Snettisham Reserve.

Purchase Price £135,000

Folio: B/522ss





- **Static Caravan on Wide Plot with Panoramic Views over 'The Wash'**
- **Living Room / Kitchen / Diner**
- **2 Bedrooms**
- **Shower Room**



- **Access to Lake**
- **Bottled Gas Water Heater**
- **Seaside Location Close to RSPB Reserve**
- **6 Month Occupancy**

The Beach is a popular "off grid" location tucked away on the West Norfolk coastline accessed via a private roadway serving only the chalets, static holiday caravans and Snettisham Beach Sailing Club. This unique setting affords panoramic views across The Wash and lakes to the front and is a haven for a variety of wildlife with the local RSPB Bird Reserve only a short walking distance. **100 The Beach** is a very well situated plot of a reasonable width which extends across the road giving direct access to the lake. The caravan is set slightly back from the sea defence bank with a raised decking making a pleasant seating area and taking full advantage of the views, particularly the setting sun being of a West facing aspect. There is a further paved patio area towards the front of the caravan and store shed with water connected. There is room for vehicular or boat storage on either side of the roadway or down the side of the caravan. Internally the caravan comprises an open plan Living/Dining/Kitchen area, Main Bedroom, second Bedroom with bunk beds and a Shower Room. There is a bottled gas boiler providing hot water. Snettisham Beach Sailing Club, which holds regular sailing and social events, is only a short walk along The Beach with amenities available in nearby Dersingham, Heacham and Hunstanton. This is an ideal holiday location for easy access to the North Norfolk Coastline and the Royal Sandringham Estate.

Open Plan Living Room / Kitchen / Diner 24' 7" x 9' 10" (7.49m x 3m) (max measurements)

Triple aspect with window overlooking the beach, integrated seating, gas fire, integrated table with bench seating and doors to decking. Kitchen with wall & base units, worktops, stainless steel sink with drainer, space for a freestanding gas cooker, space for an undercounter gas fridge.

Bedroom 1 9' 10" x 6' 6" (3m x 1.98m)

With fitted cupboards.

Bedroom 2 6' x 3' 6" (1.83m x 1.07m)

Integrated bunk beds, fitted cupboard.

Shower Room

With low level WC, pedestal hand basin, shower cubicle with mixer shower and gas water heater.





The Beach, Snettisham, King's Lynn, Norfolk PE31 7RB

Total Area Approx: 309 ft² ... 28.7 m²

Illustration for identification purposes only. All measurements are approximate and not to scale.

Occupancy & Planning We are advised by the Vendor that occupancy has the usual restriction from 1st April to 30th September.

Rates / Outgoings The VOA website indicates the current Rateable Value on the property is assessed at £625.

Energy Performance Certificate N/A

Services Mains water. Independent drainage. NOTE: No mains electricity or gas available in this location. These services and related appliances have not been tested.

Tenure Freehold.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, **LANDLES**, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The **LANDLES** Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | **LANDLES** for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and **LANDLES** accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of **LANDLES** has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of **LANDLES** and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Selling & Letting
Town & Country property
in King's Lynn and the
villages of North West Norfolk

Since 1856

Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY

t: 01553 772816

e: info@landles.co.uk

w: www.landles.co.uk