



## OVERSTRAND ROAD , CROMER, NR27 0DJ

**£40,000**  
LEASEHOLD

A 2 bedroom semi-detached holiday chalet located on the highly popular Kings Chalet Park. This would make an ideal holiday let investment or holiday retreat. Accommodation comprises; Open plan lounge/kitchen, 2 bedrooms and bathroom. Externally there are communal gardens, parking and amazing views from the outside the chalet.

**henleys**  
ESTATE AGENCY SIMPLIFIED

## OVERSTRAND ROAD

- Holiday Chalet • Leasehold • Two bedrooms • Open plan Lounge Kitchen Diner • Shower room • Fantastic location • Close to beach & town centre • Close to Country Club & Royal Cromer Golf Course • Beautiful Views • Ideal holiday home with rental opportunities



### Cromer

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste.

Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's' famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

### Overview

A 2 bedroom semi-detached holiday chalet located on the highly popular Kings Chalet Park. This would make an ideal holiday let investment or holiday retreat. Accommodation comprises; Open plan lounge/kitchen, 2 bedrooms and bathroom. Externally there are communal gardens, parking and amazing views from the outside the chalet.

### Lounge / Diner

Entrance door leading into the lounge / dining area with uPVC double glazed window to the front offering beautiful views over the park, wood effect flooring, TV aerial point and sockets points. Open plan opening to the kitchen and doors leading to the bathroom and two bedroom.

### Kitchen

uPVC double glazed window to the rear, a range of wall and base with work top over, stainless steel sink and drainer unit, space for electric cooker, part tiled walls and vinyl effect flooring.

### Bedroom

uPVC window to the side, wood effect flooring and socket points.

### Bedroom

uPVC window to the side, wood effect flooring and socket points.

### Bathroom

uPVC opaque double glazed window to the rear, low level WC, pedestal wash hand basin, large shower cubicle housing electric shower, part tiled walls, wall mounted radiator and wood effect flooring.

### Outside

Outside the chalet is a grassed communal area with stunning views over Cromer town towards the sea ideal for sitting and relaxing anytime of day.

**Lease details**

99 year lease

57 years remaining

Ground rent £1879.84

Annual service charge £127.86

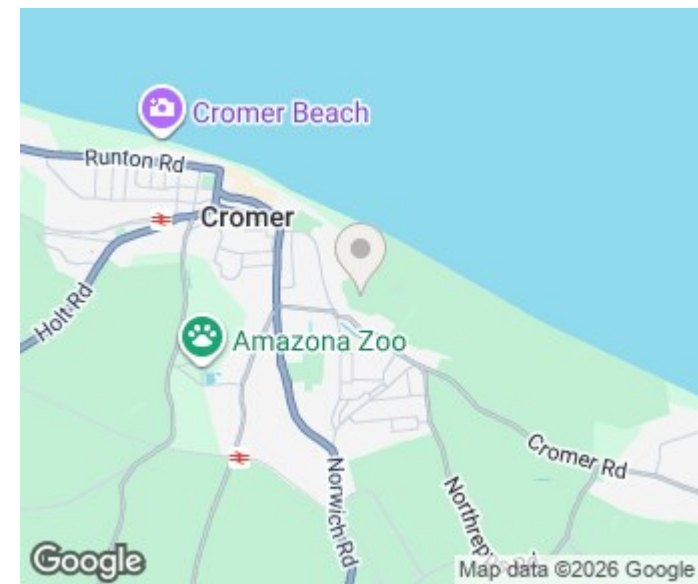
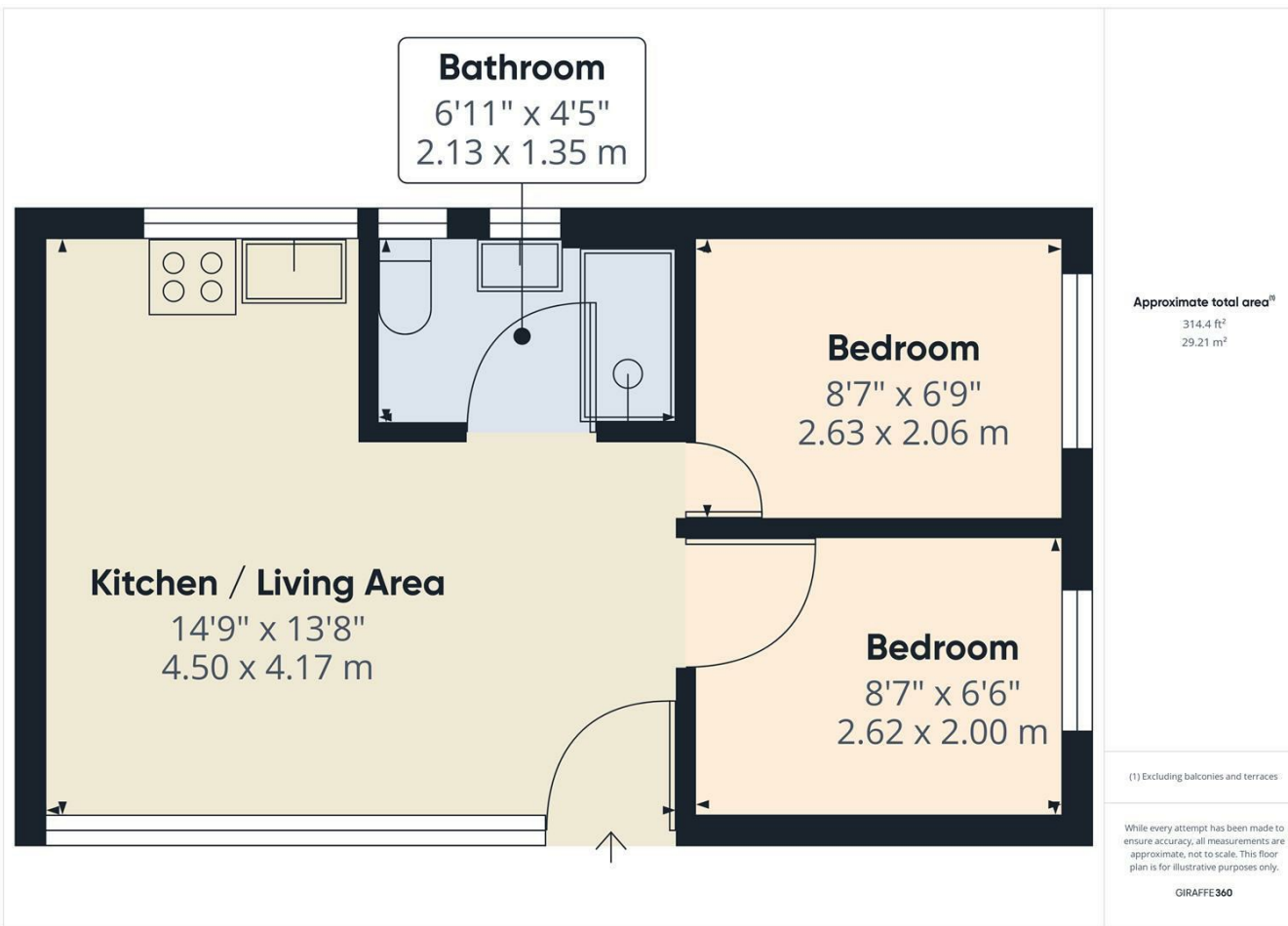
**Agents Note**

The chalet has mains drainage and water.

The electric is run by a coin box within the chalet.

Council tax band A

**95 KINGS CHALET PARK**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**henleys**  
ESTATE AGENCY SIMPLIFIED

15 West Street, Cromer, Norfolk, NR27 9HZ  
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

ESTATE AGENCY SIMPLIFIED