

# Arnolds Keys



**26, Seaward Crest Chalet, Mundesley, NR11 8AT**

**Price Guide £58,000**

- Brick built holiday chalet
- Open plan kitchen/living room
- Allocated parking
- Popular site
- Two double bedrooms
- Bathroom
- Communal gardens
- Village location

# 26, Seaward Crest Chalet, , Mundesley NR11 8AT

A brick built holiday chalet set on a popular site in the village of Mundesley. The chalet offers open plan sitting/dining room opening to fitted kitchen with breakfast bar. Two double bedrooms and bathroom. The chalet does need updating.

A lovely holiday park which is a short stroll to the village centre, beach and golf course. There are many independent shops, cafes and restaurants and has one of the finest sandy beaches along the North Norfolk coast.



Council Tax Band: A



## OPENPLAN LIVING AND KITCHEN

Half glazed wooden door opening into the kitchen and living/dining room .

### KITCHEN

Large wooden window to the front, stainless steel sink unit with cupboard beneath, provision for washing machine, cooker and fridge. Large storage cupboard and breakfast bar with storage units beneath. Vinyl flooring, ceiling light, opens to

### LOUNGE/DINER

Large wooden window to the front, carpet, TV point, ceiling light, electric fire and space for dining table and chairs. Full glazed door to:



### INNER HALLWAY

Doors to all bedrooms and bathroom, carpet, and ceiling light.

### BEDROOM ONE

High level wooden window to the rear. Carpet, ceiling light, sliding doors to shelved storage cupboard and lagged hot water cylinder.

### BATHROOM

High level window to the rear. Three quarter panel bath with shower over, wash basin and low level WC. Vinyl flooring, ceiling light, wall mounted heated towel rail.

### BEDROOM TWO

High level wooden window to the rear, carpet, ceiling light, sliding doors to built in wardrobe.

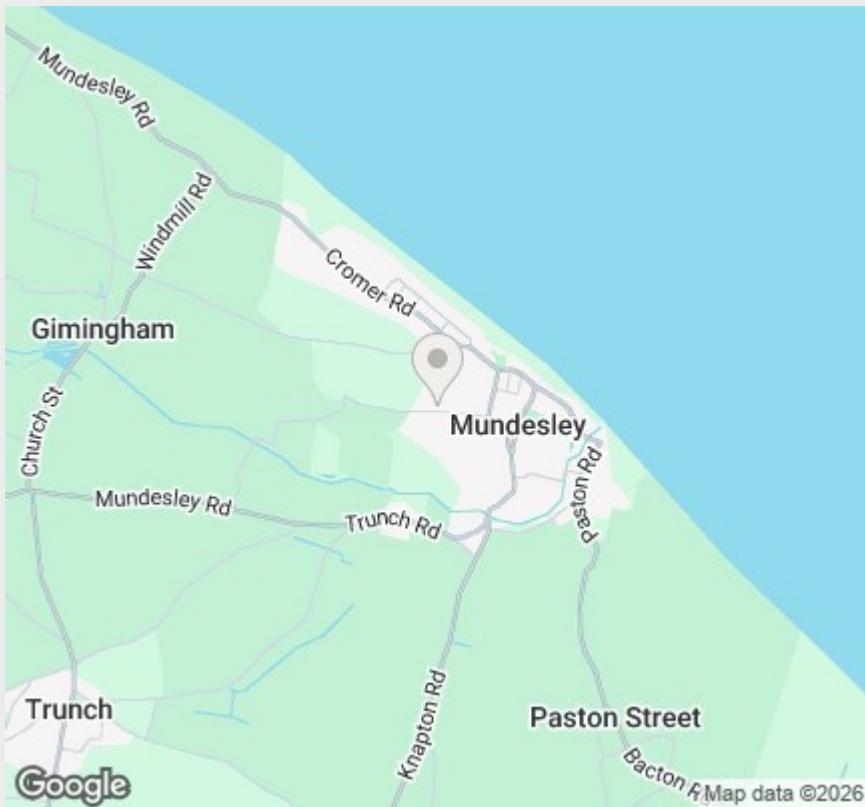


### OUTSIDE

To the front of the chalet is a large veranda, ideal for relaxing and overlooking grassed communal areas. There is an allocated car parking space for each chalet.

### AGENTS NOTE

This is leasehold chalet with 39 years remaining. The lease can be extended. All mains services are connected gas, electricity, mains water and drainage. The council tax band is Band A. Ground rent £384.18 PA.



## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

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

Approx Gross Internal Area  
45 sq m / 488 sq ft

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

