



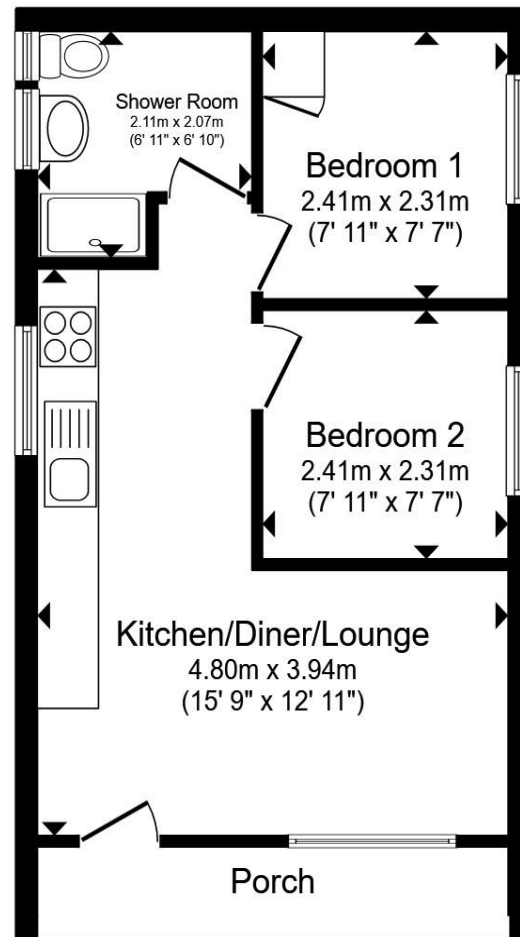
Cedar Springs, Bankside, Heacham King's Lynn PE31 7AU

Welcome to

Cedar Springs, Bankside, Heacham King's Lynn

Priced To Sell!!! Situated on the popular Cedar Springs Holiday Park in the coastal village of Heacham, this well presented holiday chalet provides an ideal base from which to enjoy the Norfolk coastline and surrounding countryside. Heacham is renowned for its two beaches, excellent local amenities and convenient access to many of the area's attractions. The accommodation comprises an open plan lounge and kitchen area, creating a sociable and practical living space, together with two bedrooms and a shower room. The chalet offers a comfortable retreat for holidays and weekend breaks throughout much of the year. Cedar Springs is a well established holiday park, conveniently located for exploring the North Norfolk coast and enjoying the relaxed village lifestyle that Heacham has to offer. Please note that the property is subject to a 10 month occupancy restriction and cannot be used as a permanent residence. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 34.0 m² (366 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Porch

Kitchen-Diner-Lounge

Bedroom One

Bedroom Two

Shower Room

Agents Note:

There are a number of obligations on both sellers and buyers when completing the purchase. We recommend using a solicitor. Sites often have requirements specific to the purchase which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirement including any specific restrictions on occupancy or use.

Welcome to

Cedar Springs Bankside, Heacham King's Lynn

- Holiday Chalet in Prime Location on Cedar Springs Park
- Popular coastal village location
- Open plan lounge/kitchen
- Two bedrooms
- Shower room
- Close to local amenities and beaches
- 10 month occupancy restriction
- Not suitable for permanent residence

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: 493.58

Ground Rent: 101.54

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£45,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106682



Property Ref:
HUN106682 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk