# OVERSTRAND ROAD

, CROMER, NR27 0DJ

**£66,000**

LEASEHOLD

Fully refurbished and Fully insulated in 2021 this 2 bedroom 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 and parking. The Kings Chalet Park is a beautifully maintained site located just a few minutes from the cliff top, lighthouse and happy valley woodland walk. The royal Cromer golf course is also only a short walk for keen golfers.

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# OVERSTRAND ROAD

• Recently Refurbished • Two Bedroom Chalet • Ideal Holiday let Investment • Beautiful Location • Close to Cliff Top Walks • Close to Golf Club • Viewing recommended • Short walk to the beach & town centre • All fees paid for this year 2025 • Great getaway

**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**

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Externally there are communal gardens and parking. The Kings Chalet Park is a beautifully maintained site located just a few minutes from the cliff top, lighthouse and happy valley woodland walk. The royal Cromer golf course is also only a short walk for keen golfers.

**Entrance**

uPVC door entrance to the front of the property that leads in to the lounge, kitchen and dining area.

**Lounge, Kitchen and Dining Room.**

Open plan living accommodation with large uPVC window to the front of the chalet offering a light and spacious feeling. The lounge and dining area have television aerial point connecting to satellite dish, USB points ceiling light, water proof wood effect vinyl flooring and doors leading to the two bedrooms and bathroom. The kitchen is modern with uPVC window to the rear has a range of wall and base units with work surface over, stainless steel sink and drainer, cooker with extractor fan over, mood lighting to the kick boards USB points and water proof wood effect vinyl flooring.

**Bedroom One**

With uPVC double glazed window to the side, wall mounted electric heater, carpets and ceiling light.

**Bedroom Two**

With uPVC double glazed window to the side , wall mounted electric heater, carpeted flooring and ceiling light.

**Bathroom**

Double glazed window to the rear, fully enclosed wash hand basin and WC with cupboard below, part tiled, extractor fan and shower cubicle.

**Outside**

Stepping out from the chalet are communal garden areas that are always maintained to a high quality and offer a relaxing area to sit throughout the day or evenings. The chalet is set in a position giving a private outlook and un-obstructed views from the front.

**Lease Details**

The Owner has informing us that there are 57 years remaining on the lease. Current annual charges are a£1602.32 This has been paid for 2024
Holiday Lets Permitted
Pets Permitted

**Council Tax**

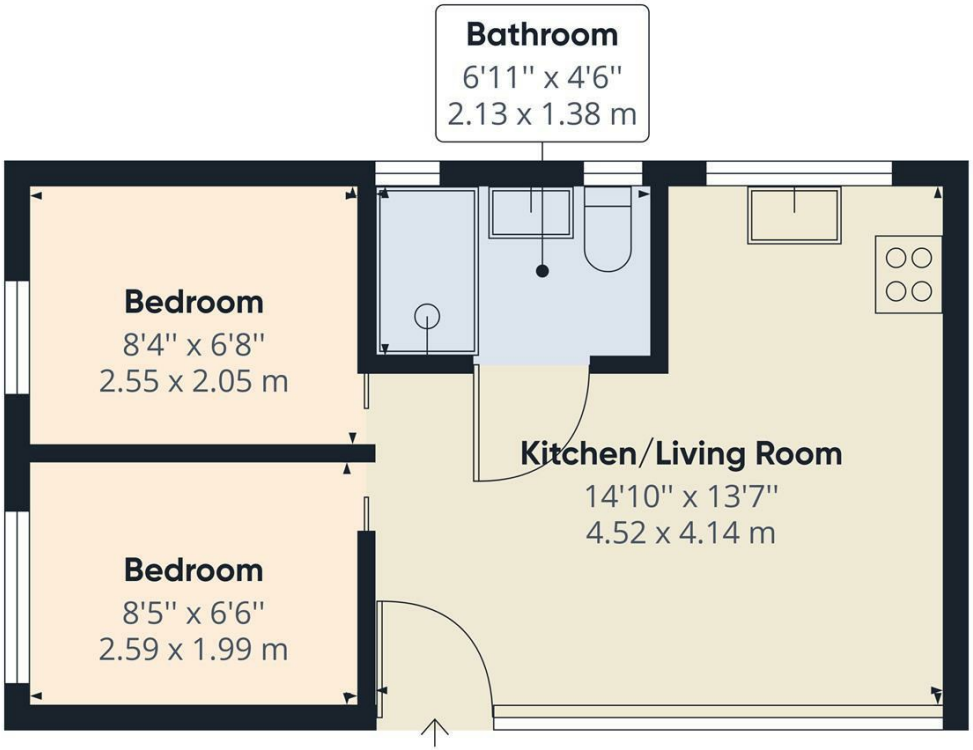
£866.20 per year (23/24)

**Agents Note**

The site is open 8 months of the year Mar - Oct.

EPC - TBC

## 62 KINGS CHALET PARK




**Approximate total area**(1)

314.24 ft²
29.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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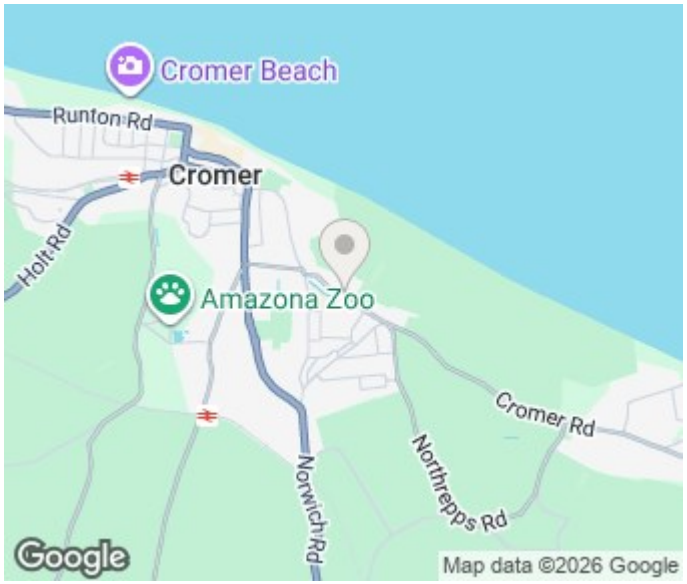


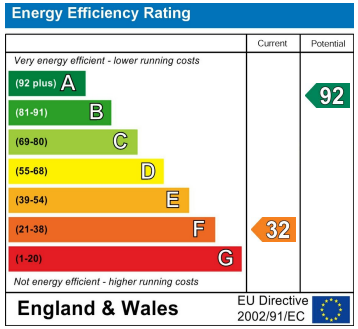



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