

LANDLES



79 The Beach | Snettisham | Norfolk



SNETTISHAM BEACH – A SECLUDED, TRANQUIL SETTING

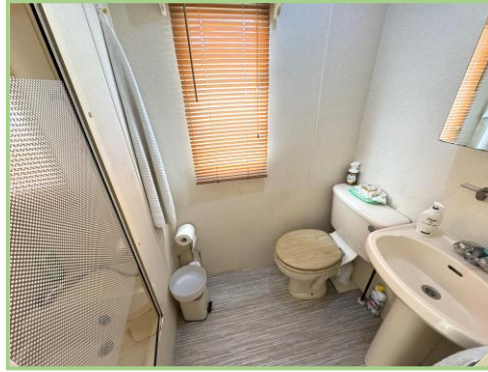
A static holiday caravan sited on a well situated plot, just past the sailing club, on Snettisham Beach. Elevated position orientated to take advantage of views over the lakes.

Within walking distance of the sailing club, beach & RSPB Nature Reserve.

Purchase Price £99,995

Folio: B/518ts





- **Static Caravan Overlooking Lake**
- **Entrance Hall**
- **Living Room / Breakfast Kitchen**
- **2 Bedrooms**
- **Shower Room & Ensuite WC**



- **Private access to Lake**
- **Solar Panel & Battery System**
- **Bottled Gas Water Heater**
- **Seaside Location Close to RSPB Reserve**
- **6 Month Occupancy**

The Beach is a popular, private "off grid" location accessed via a private roadway serving only the chalet and sailing club on the West Norfolk coastline. Only around 6 miles to the South of Hunstanton and around 13 miles to the North of King's Lynn, this secluded spot remains convenient for access to local amenities whilst still feeling tucked out of the way. Well known as an important location for many bird species with fantastic migrations from late summer to early winter, the RSPB Nature Reserve is within walking distance as is the lively Snettisham Beach Sailing Club which holds regular sailing and social events with new members welcomed. **79 The Beach** is well positioned just past the sailing club with a plot which extends from the seaward bank on one side down to the lake on the other. There is room for vehicular parking or boat storage just off the roadway and a garden area with direct access down onto the lake, owned by the RSPB, where there is potential for sailing, kayaking and paddleboarding via membership at the sailing club. The static caravan sited on the plot is 35ft in length and is orientated to make the most of the views over the lake and nature reserve in the distance. There is the benefit of a solar panel with battery storage along with bottled gas connection powering a recently installed water heater, gas cooker and connection for a gas fridge. The accommodation comprises;

Entrance Hall

With cupboard housing recently installed gas hot water boiler.

Living Room / Breakfast Kitchen 18' 5" x 11' 9" (5.61m x 3.58m)

Triple aspect with bow window overlooking the lake, integrated seating with sofa bed pullout, fitted storage unit and gas fire. Fitted kitchen with wall & base units, worktops, sink with drainer & monobloc tap, gas oven & grill, 4 ring gas hob, point & space for a gas fridge.

Bedroom 1 11' 9" x 7' 11" (3.58m x 2.41m) (max)

Ensuite

With low level WC & pedestal hand basin.

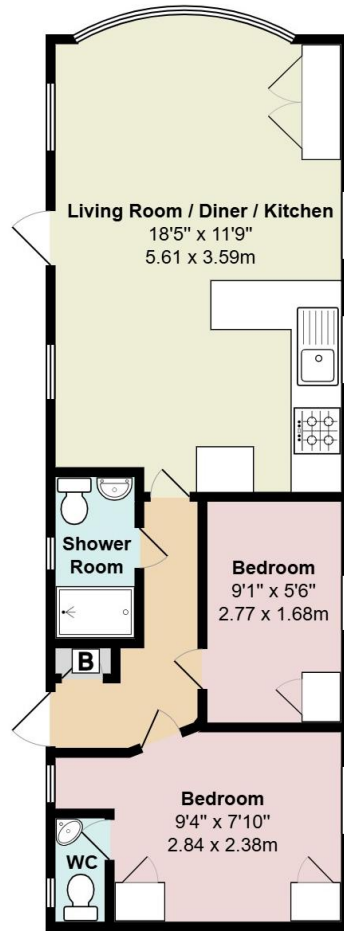
Bedroom 2 9' 1" x 5' 6" (2.77m x 1.68m)

Shower Room

With low level WC, pedestal hand basin and shower cubicle with glazed door and thermostatic shower.

Outside

The plot is of a good length extending from the bank, crossing the roadway and eventually finishing on the edge of the lake. The static caravan is sited with steps up to a raised decked veranda providing access to the accommodation. Steps lead down to a garden area which affords direct access onto the lake. Next to the caravan there is a useful, secure storage container ideal for dry storage of outdoor furniture, bikes, etc.



The Beach, Snettisham

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, with the usual periodic planning permission granted for siting of a caravan & shed to be renewed 30th September 2030. Further details available via the local planning department.

Rates / Outgoings The VOA website property indicates the current Rateable Value on the property is assessed at £900.

Energy Performance Certificate (EPC) 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.

PRS Property
Redress
Scheme

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.

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