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BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

**48 CEDAR SPRINGS
BANK SIDE
HEACHAM
PE31 7AU**

Guide Price: £45,000

leasehold



**A well presented two bedroom holiday chalet located on this
quiet and peaceful holiday park
a short walk to the North Beach promenade
IDEAL SECOND HOME OR HOLIDAY LET**

- OPEN PLAN 'L' SHAPED LOUNGE/DINER/KITCHEN •
- TWO BEDROOMS • SHOWER ROOM •

OUTSIDE: Paved Patio. Shed. Communal Parking Area.

SERVICES: Mains Electric & Water (meter)
COUNCIL TAX BAND: 'A' (£1627.24. 26/2027)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Cedar Springs is a development of holiday chalets and lodges, on a very well maintain site close to the North Beach promenade which goes all the way to Hunstanton.

Heacham is a popular coastal village situated approximately 3 miles from Hunstanton and 12 miles to Kings Lynn, with regular bus services along the coast. There are two beaches (North and South) the village centre with local amenities is just a short walk away.

No 48 is located towards the end of the second row of the development.

Accommodation Comprises:

Entrance door to:

'L' Shaped Lounge/ Diner/Kitchen: 12' 11" x 9' 1"x18'3" max (3.93m x 2.76mx5.56m)

UPVC Double glazed window and entrance door, corner sofa.

Kitchen Area

Fitted with a range of base and wall units, work surface, sink unit, ceramic 2 ring hob, dishwasher, fridge.

Bedroom 1: 7' 10" x 7' 7" (2.38m x 2.31m)

UPVC double glazed window.

Bedroom 2: 7'10" x 6' (2.38m x 1.83m)

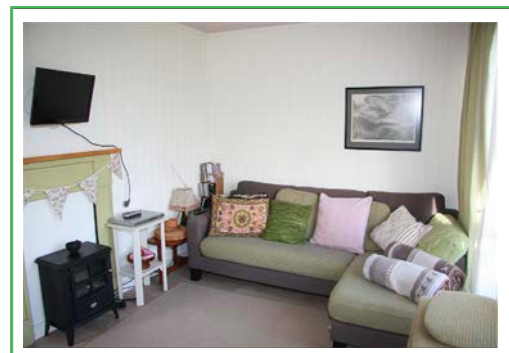
UPVC Double glazed window.

Shower Room

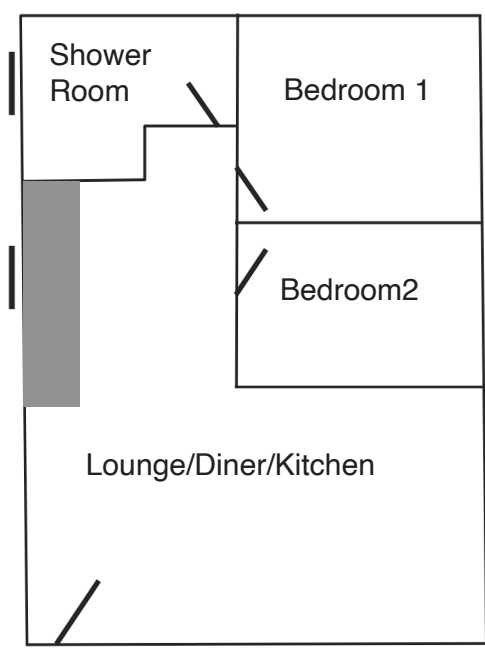
Fitted with a tiled shower cubicle with electric shower, wc, hand basin. UPVC double glazed windows.

Outside

There is a communal parking area and lawned garden with pathway leading to the property. Shed to the rear and small patio to the front.



Floor Plan
for Identification Purposes Only
Not to Scale



Tenure

Leasehold for a term of 99 years from 1966 with approximately 42 years remaining. Site fees from 1st April - 30th September 2026, £428.16 paid 6 monthly on 1st May and 1st November, flexible additional months of October, November, December and the following March £200 or March £75 and October £75 are available.

Site fees are increased every 5 years with the next increase 1st November 2026.

Holiday letting permitted.

Measurements taken in imperial to the nearest three inches. Metric conversion approximate.

SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.

THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.