



## Waterside Park The Street

Corton, NR32 5HS

**£71,000**



This modern, well presented, holiday villa benefits from being sold with a 41 year lease, on a very well maintained holiday Park. The villa is sold part furnished ('L' shaped sofa subject to separate negotiation if desired, all beds and other furnishings are included). The villa comprises open plan living with the kitchen area featuring a single cavity oven with hob and extractor over, washing machine and a freestanding fridge / freezer. The modern bathroom comprises a 3 piece suite of a bath with shower over, W.C. and a wash basin with a vanity cupboard under. While the first floor offers 2 double bedrooms and a good single with full size adult bunk beds. Cupboards, storage options and a balcony off the main bedroom with a partial sea view to enjoy elevated peace and tranquillity. Outside offers a spacious, wraparound gated decking area with a partial sea view to enjoy summer dining and socialising. At the rear of the property is an external tap and a storage unit capable of storing 2 bikes. With many beautiful surroundings and exciting attractions, the popular resorts of Southwold, Lowestoft, Gorleston and Great Yarmouth are easily accessible, with bus stops outside the Park entrance, so you will never be short of something to do. On site facilities include a heated, beach style access, covered swimming pool, bar and restaurant, laundrette and more! With all these options of things to do, there is guaranteed fun for the family all year round.



LOUNGE/DINER 15'8" x 14'5" (4.8 x 4.4)

KITCHEN 5'10" x 6'10" (1.8 x 2.1)

BATHROOM 5'10" x 7'6" (1.8 x 2.3)

BEDROOM 1 11'1" x 9'2" (3.4 x 2.8)

BEDROOM 2 9'10" x 8'2" (3 x 2.5)

BEDROOM 3 6'10" x 6'2" (2.1 x 1.9)

## CHARGES

2025 - Ground Rent: £1,959.33 (Inclusive of VAT)

2025 - Service Charge: £3,290.55 (includes water rates & buildings insurance) (Inclusive of VAT)

Electricity: Metered as used (billed quarterly)

## TENURE

Leasehold. 41 Years Remaining

## SERVICES

Mains water, electricity, drainage.

## Council Tax

East Suffolk. Band 'A'

Ref: L2509/12/25

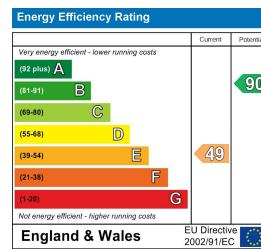
## Area Map



## Floor Plans



## Energy Efficiency Graph



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