



Rainbows End Chalet Park, Mill Lane, Bacton NR12 0HN

welcome to

Rainbows End Chalet Park, Mill Lane, Bacton

A well-presented new 2 bedroom chalet on the popular Rainbows End Chalet Park, close to Bacton's shops and cafés and just 4.6 miles from North Walsham. Features include an open-plan lounge/diner, kitchen, shower room, private terrace and allocated parking, modern electric heating and handy storage.



Agents Note

The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Important Note;

Any park home site which is licensed specifically for HOLIDAY USE or where there are RESTRICTIONS preventing it being used on a permanent residential basis are NOT covered and remain subject to the previous licensing provisions of the Caravan Sites and Control of Development Act 1960 which existed before the Mobile Homes Act 2013. Where there is ANY restriction on occupancy, for example where a property can only be occupied for 11 months of the year, you MUST make this clear on the property particulars in line with your general obligations under Consumer Protection laws - this is a material fact which will likely affect an interested party's transactional decision to proceed with their interest. The following 'Agents Note' should be included in details prepared for all mobile / park homes

so that interested parties can make further enquires to satisfy themselves that the home will meet their specific requirements.

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A Charming New Two-Bedroom Chalet in Popular Coastal Park – Rainbows End, Bacton.

Situated on the sought-after Rainbows End Chalet Park in the lovely seaside village of Bacton, this well-presented new two-bedroom chalet offers an ideal coastal retreat or holiday home. The park enjoys a peaceful setting while remaining within close proximity to village amenities, including a primary school, local shops, cafés and takeaways. The nearby market town of North Walsham is approximately 4.6 miles away, offering a wider range of facilities, supermarkets, leisure options and convenient transport links to both the North Norfolk Coast and Norwich City Centre.

Entrance

Lounge/Diner

Front door open into open plan layout with Lounge area comprising TV point, carpeted flooring, spotlights, two electric radiators and front aspect double glazed window and door, overlooking green space. Opens to Kitchen.

Kitchen

Fitted with a range of wall and base units, work surface over with matching upstand and stainless steel sink and drainer unit. Electric oven with electric

hob and cooker hood over and space for white goods. Spotlights, laminated flooring and rear aspect double glazed window.

Bedroom One

TV point, loft access, carpeted flooring, electric radiator and rear aspect double glazed window and door to rear balcony.

Bedroom Two

TV point, carpeted flooring, electric radiator and front aspect double glazed window.

Shower Room

Suite comprising WC, wash basin and shower cubicle with electric shower. Extractor fan, laminated flooring, heated towel rail and rear aspect double glazed window.

Exterior

To the front and rear of the Chalet is a high quality timber decking area and the property further benefits from one allocated parking space.



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welcome to

Rainbows End Chalet Park Mill Lane, Bacton Norwich

- *New* Semi-Detached Chalet
- Walking Distance to Bacton Beach
- Open Plan Lounge/Diner and Kitchen
- Front and Rear Balconies

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 961.00

Ground Rent: 1440.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 13 Mar 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Total floor area 46.9 m² (505 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


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Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM110090 - 0003

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.

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