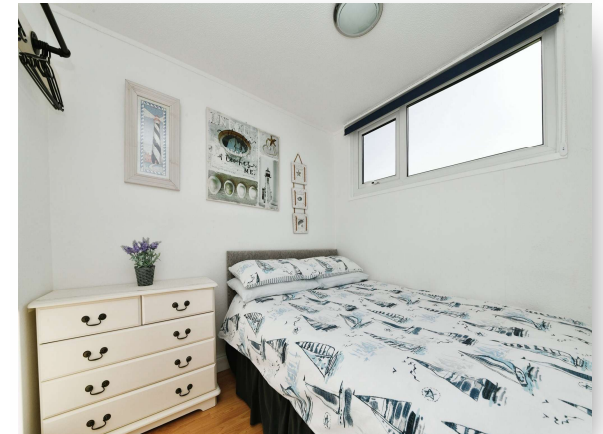


Cedar Springs Holiday Park, Bankside, Heacham, PE31 7AU

welcome to

Cedar Springs Holiday Park, Bankside, Heacham

Situated in a fantastic location within walking distance to the beach and local amenities, is this well presented holiday chalet. It has 2 bedrooms, fitted kitchen, shower room, communal parking and gardens. No Onward chain. Ideal holiday home/let.



Lounge

Open plan style lounge through to the kitchen with a large floor to ceiling window to the front aspect.

Kitchen

12' 11" x 15' 10" (3.94m x 4.83m)

Range of wall and base units with work surfaces over and inset sink with mixer tap and drainer. Fridge, cooker, two UPVC double glazed windows to side aspect and a large double glazed window to the front.

Bedroom 1

7' 11" x 7' 7" (2.41m x 2.31m)

This is a double room with a television on the wall and a double glazed window to side aspect.

Bedroom 2

7' 11" x 5' 11" (2.41m x 1.80m)

Smaller room with bunk beds and a double glazed window to side aspect

Bathroom

It has a mid-level WC with wash hand basin and shower cubicle & two UPVC double glazed windows

Outside

There is communal parking as well as off street parking located at the front of the property

Agent Notes

10 month occupancy, 1 March - 31 December, total ground rent and maintenance £628.16

or 6 month occupancy 1 April - 30 September, total ground rent and maintenance £428.16

All site fees paid up until 1 May 2024.

Agents Note: There are a number of obligations on both sellers and buyers when completing the purchase. We recommend using a solicitor. Sites often have requirements specific to the purchase which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirement including any specific restrictions on occupancy or use.



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welcome to

Cedar Springs Holiday Park, Bankside, Heacham

- Close to the Beach
- Detached 2 Bedroom Holiday Chalet
- Electric Heating
- Open Plan Kitchen/ Lounge
- Ideal Holiday Home/Let

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£55,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN105852



Property Ref:
HUN105852 - 0017

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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