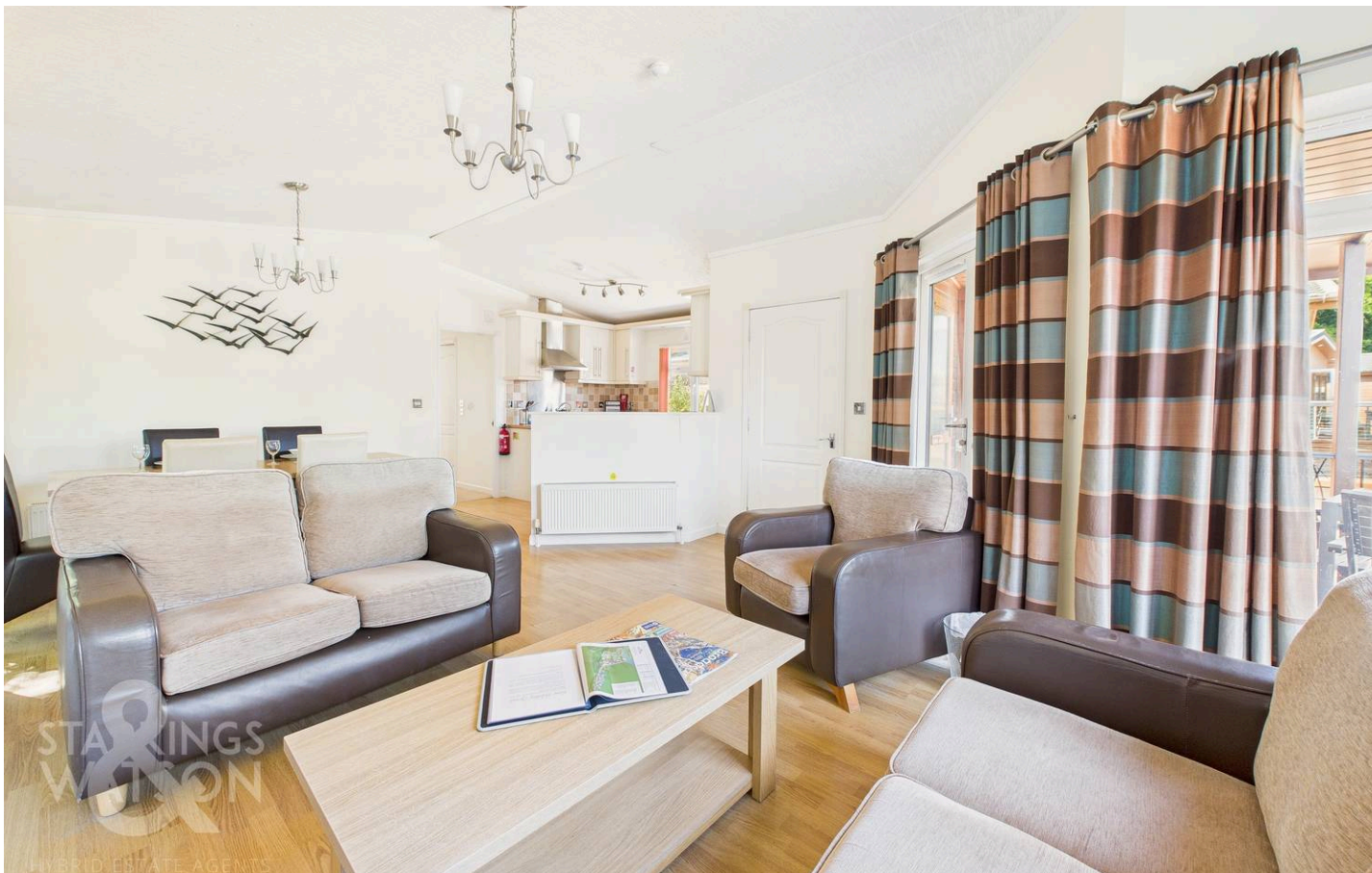




Waveney River Centre, Staithe Road - NR34 0DE

**STARKINGS
&
WATSON**

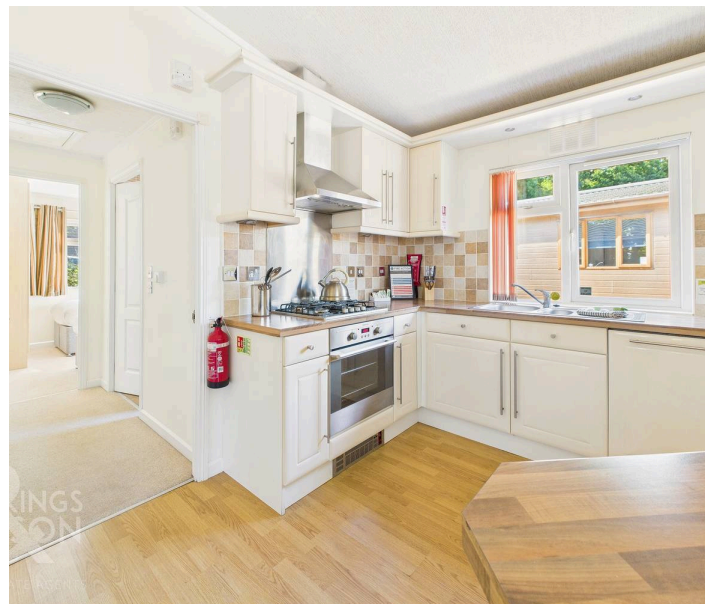
HYBRID ESTATE AGENTS



Waveney River Centre

Staithe Road, Beccles

PRIVATE SALE - Offering a 12 month occupancy as a second home or holiday rental. This lodge in particular is privately owned and currently used as a successful holiday rental managed by the site itself. As with all the lodges on site they benefit from a quiet position with wonderful views across the marshes. Surrounded by some of the Broads' most stunning scenery, the site has been newly acquired by Tingdene Lifestyle, with Waveney River Centre offering an INDOOR HEATED SWIMMING POOL, shop, launderette, play areas and a family friendly pub - The Waveney Inn. The accommodation of the lodge in particular which is also accessible for disabled useage comprises a LARGE OPEN PLAN MAIN RECEPTION SPACE with MODERN KITCHEN with breakfast bar. This in turn opens onto the terrace to the front with views beyond. There are then TWO AMPLE BEDROOMS with wardrobes, family bathroom and EN SUITE completing the accommodation. In addition you will find a parking space to the side as well as the wonderful private decking to the front providing plenty of space for entertaining and relaxing.



Council Tax band: A

Tenure: Leasehold

- No Chain!
- Detached Chalet Style Lodge
- Ideal Second Home / Holiday Let Investment
- Currently A Successful Holiday Rental
- Accessible For Disabled Usage
- Open Plan Kitchen & Reception
- Two Bedrooms & Two Bathrooms
- Private Decked Area & Allocated Parking
- Sought After Holiday Complex

The property is located on the Waveney River Centre development, with a range of onsite amenities, whilst being set within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some two miles from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the east and the City of Norwich some twenty miles to the north west.



SETTING THE SCENE

Approached via the main entrance to the site, following the shingled driveway down until you reach Beccles Lodge. There is parking to the side with a decked walkway leading round the side and the front of the chalet giving access to the main entrance door to the side and the decking to the front.

THE GRAND TOUR

Entering via the main entrance to the side there is a large open plan reception space leading to the kitchen. This bright and welcoming space offers ample room for sitting, dining and the kitchen area. There are views to the front over the marshes beyond as well as door leading out to the decking. The kitchen is fully fitted with a range of wall and base level units and rolled edge worktops over. Within the kitchen you will find integrated appliances including electric oven, hob and extractor fan as well as fridge, freezer and dishwasher. Off the reception space there is an inner hallway leading to a family bathroom with bath, w/c and hand wash basin as well as two double bedrooms both of which have built in wardrobes. The main bedroom offers a large walk in en-suite shower room which is disable friendly acting as a wet room in part with shower, w/c and hand wash basin.

FIND US

Postcode : NR34 0BT

What3Words : ///twist.fanfare.summaries

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a Holiday Home use only and cannot be an owners main residence but is available to be used a full 12 months of the year. The site is owned by the Waveney River Centre. Associated costs are as follows:

Council Tax / Service Charge (estimated): £982.73 + VAT = £1,179.28

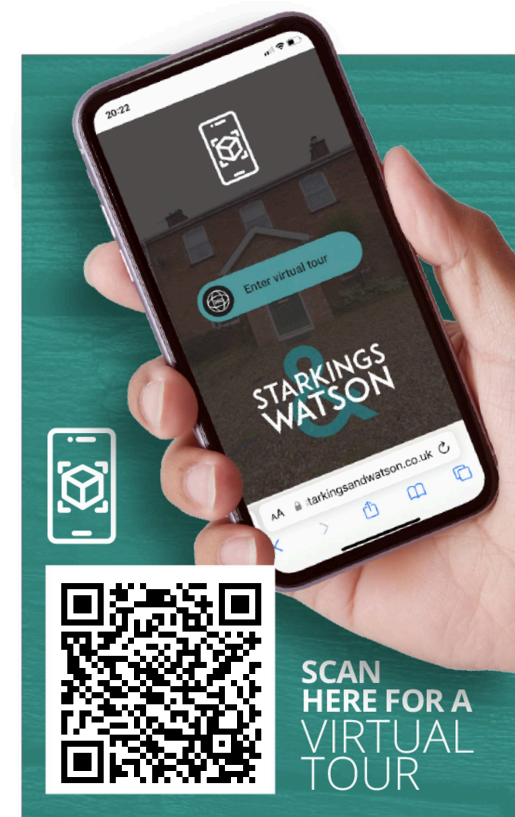
Tenure: Leisure Licence (lease)

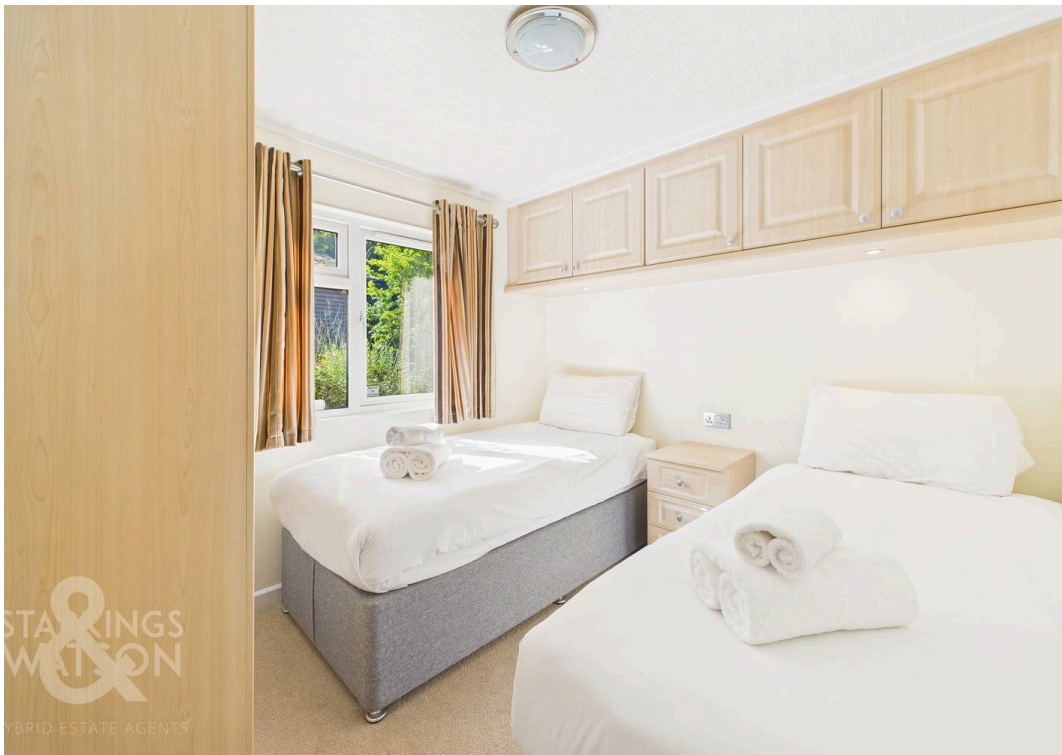
Years Remaining: 125-year lease (commenced 01/01/2022)

Ground Rent / Site Fee: £4,974.86 + VAT = £5,968.84 - All paid up until January 2027

Charge Period: per year

Utilities used and charged as per quarter provided by the site itself.

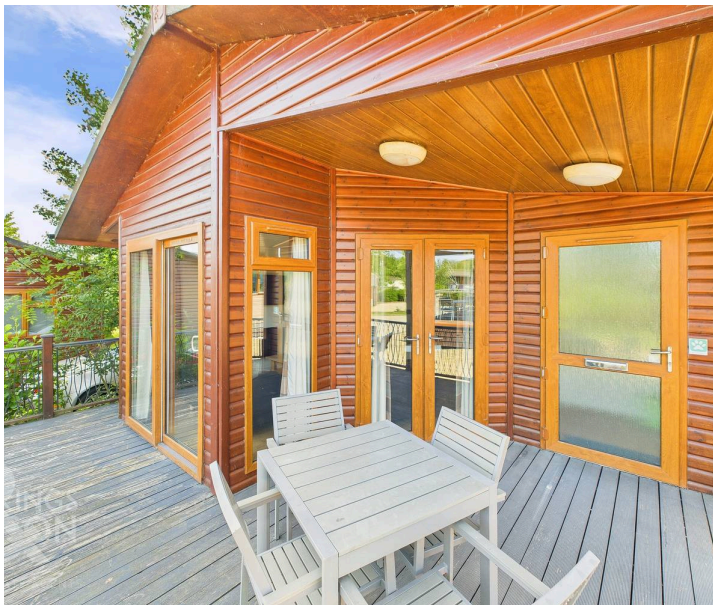


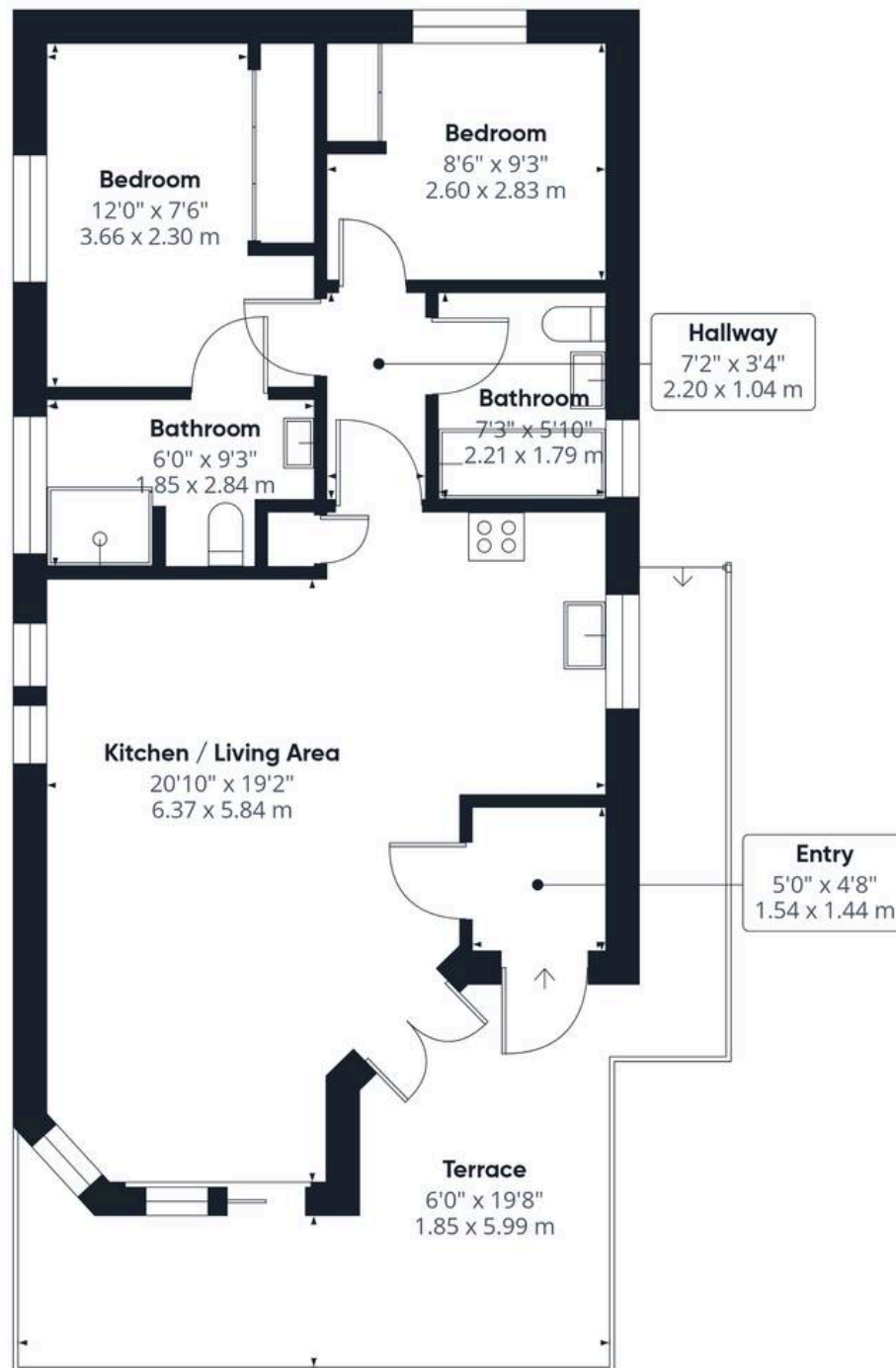




Garden

Heading up the ramp access to the side of the lodge this leads to the private raised deck area providing plenty of space for table and chairs and entertaining. The deck is front facing and provides a stunning outlook across the marshes and beyond and is the ideal spot for wildlife spotting. To the side of the chalet there is an off road parking space.





Approximate total area⁽¹⁾

664 ft²

61.7 m²

Balconies and terraces

251 ft²

23.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.