

Aldreds
Estate Agents



3 Walnut Tree, Burgh Hall Lords Lane

, Burgh Castle, NR31 9EP

£23,000



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This beautifully presented 1-bedroom mid-terrace holiday chalet is the perfect retreat for those looking for a relaxing getaway or a lucrative investment opportunity. Chain-free and tastefully decorated throughout, this chalet offers a hassle-free move-in experience.

Located in a popular holiday park, the property benefits from on-site facilities and a communal car park, ensuring convenience and enjoyment for both residents and guests. The chalet is equipped with double glazing throughout, providing comfort all year round.

Previously a successful Airbnb, this property presents an excellent opportunity for those looking to enter the holiday rental market or simply enjoy a second home by the coast.

Lounge/Kitchen

11'5" x 16'0" (3.5 x 4.9m)

Mixture of vinyl (kitchen) and carpet (lounge). 2 electric heaters, double glazed door and window to front aspect, laminate counter tops with wall mounted and under counter cupboards, space for under counter fridge and free standing oven, stainless steel sink with draining board. Partially tiled walls (kitchen). Access through to inner hall.

Inner Hall

Carpet floor, cupboard, access to bedroom and shower room.

Bedroom

8'10" x 9'10" (2.7m x 3.0m)

Carpet floor, double glazed window to rear aspect, electric heater.

Shower Room

4'3" x 6'6" (1.3m x 2.0m)

Vinyl floor, WC, basin and walk in shower cubicle with wall mounted electric shower, heated towel rail, double glazed window to rear aspect.





Outside

Brick weave courtyard, access to communal grounds.

Tenure

Leasehold. Lease length 99 years from 1 January 1975. The Ground Rent for 2025 is £306.17 and the Service Charge is £570.33, this includes the water bill. Residence only permitted over 7 months of the year.

Services

Mains water, electricity, drainage

Location

Burgh Castle is a rural village 2 miles West of Gorleston and 4 miles from Great Yarmouth * The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads * There is a yacht marina and historic Roman Castle ruins.

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and over the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, at the traffic lights take the second turning on the right into Church Lane, continue into Lords Lane, continue out of Bradwell where Burgh Hall can be found on the right.

Council Tax

Great Yarmouth Borough Council - Band A

What3Words

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Ref

G18273/03/25

Floor Plan



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

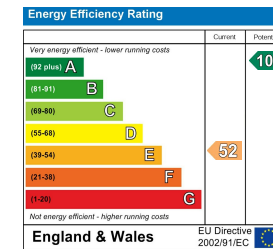
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Area Map



Energy Efficiency Graph



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