

Aldreds
Estate Agents



Walcott Chalet Park Coast Road, Walcott, NR12 0AP

£50,000





£50,000

Walcott Chalet Park Coast Road

, Walcott, NR12 0AP

- Detached Holiday Chalet
- Popular Coastal Chalet Park
- Well Maintained Communal Lawned Grounds
- Sold Inclusive Of Furniture, Fixtures & Fittings
- Ideal Holiday Home/Let
- Two Bedrooms
- Close Proximity To The Beach
- Communal Parking
- Ready For Immediate Use
- Early Viewing Highly Recommended

Aldreds are pleased to offer this beautifully presented two bedroom detached holiday chalet, situated in the popular Walcott Coast Road Chalet Park. This nicely positioned chalet offers a South Westerly aspect and is presented in excellent order throughout with accommodation including an open plan kitchen/dining/living area, two bedrooms, bathroom and separate w.c.

The chalet benefits from uPVC sealed unit double glazed windows, tiled flooring and a modern fitted kitchen. The Walcott Chalet Park offers communal lawned grounds and parking, and is located just a short distance away from the wonderful sandy beach of Walcott. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



Open Plan Living/Dining/Kitchen Area 13'11" x 16'11" reducing to 11'2" (4.25m x 5.16m reducing to 3.41m)

An open place space with window to front aspect, tiled flooring, wall mounted electric heater, power points, tv cable, doors leading off, built-in cupboard housing electric fuse board, open plan access to;

Kitchen Area

With a range of fitted kitchen units with rolled edge work surface and tiled splash back, rear facing window, stainless steel sink drainer with mixer tap, extractor, tiled flooring.

Bedroom 1 8'10" x 8'4" (2.7m x 2.55m)

Window to front aspect, wall mounted electric heater, power points, tiled flooring, built-in wardrobe.

Bedroom 2 8'4" x 8'4" (2.55m x 2.55m)

Rear facing window, wall mounted electric heater, power points, built-in wardrobe with sliding doors, tiled flooring.





Directions

From Aldreds office in Stalham, proceed along St Johns Road. At the junction with Brumstead Road turn left and continue approximately 4 miles to the village of Walcott, passing The Lighthouse Public House which will be on your right hand side. Continue as the road enters the village. Turn left into Walcott Park just before the Mace convenience store, continue on the access road to the end of the road bearing right onto to the communal parking area, continue straight ahead on foot where the chalet can be located in the centre of the site, facing away from the parking area.

Bathroom

Rear facing obscure glazed window, fully tiled walls and floor, pedestal hand wash basin, panelled bath with shower over, heated towel rail, shavers point, door giving access to;

W.C.

Fully tiled walls and floor, rear facing obscure glazed window, low level w.c.

Outside

The chalets occupies a pleasant position within the site, with a South-Westerly aspect to the front. Walcott Chalet Park offers communal lawned grounds which are well maintained throughout and communal parking area. The site is located just across the road from the wonderful sandy beach at Walcott.

Tenure

Leasehold - 99 year lease dated 25 August 1978 with 51 years remaining. The ground rent for 2026 is £886.52 and is paid up until the 31/12/2026.

Services

Mains water, electric and drainage.



Council Tax

North Norfolk District Council - Band: A - a reduction applies for holiday restricted usage.

Agents Note

The chalet offers uPVC sealed unit double glazed windows, electric heating and is sold inclusive of furniture, fixtures and fittings minus any personal belongings of the vendor.

Our vendor informs us that the roof was replaced in 2015 and has been recently inspected and considered to be in good order.

Location

Walcott is a popular coastal village with a great sandy beach and a range of amenities including Post Office/shop, Restuarant, Public House and Village Hall. The village is approximately 4 miles from the town of Stalham which has a variety of amenities including Post Office, Health Centre, First, Middle and High Schools, and a Tesco Supermarket.

Reference

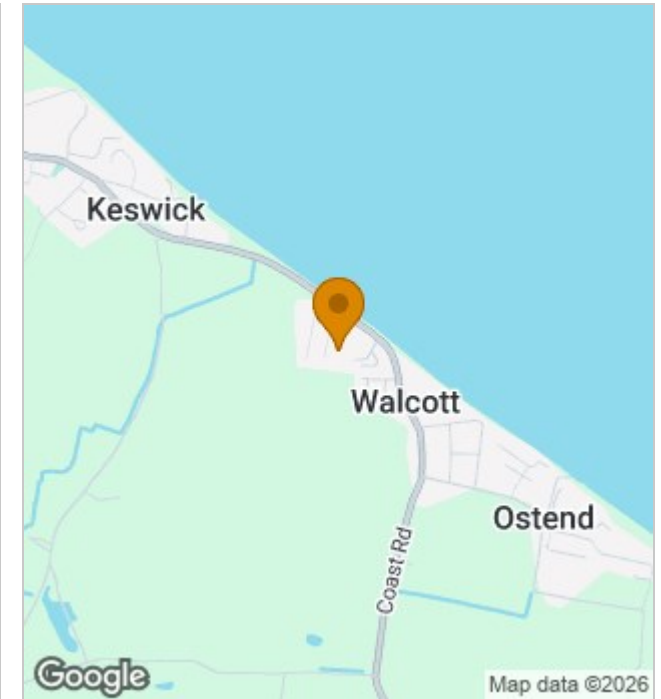
PJL/S10089



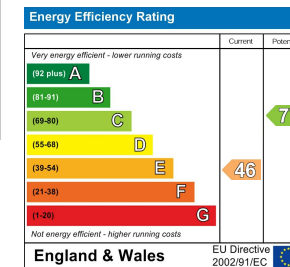
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA