



Walcott Chalet Park Coast Road, Walcott, Norwich, NR12 0AP

£50,000





# Walcott Chalet Park Coast Road

Norwich, NR12 0AP

- Spacious Detached Holiday Chalet
- Beautifully Presented Throughout
- Controllable Electric Heating
- Communal Lawned Grounds & Parking
- An Ideal Holiday Home/Holiday Let
- Two Bedrooms
- Modern Fitted Kitchen & Bathroom
- Sea Views across Neighbouring Property
- Internal Viewing Is Highly Recommended
- Offered With No Onward Chain

Aldreds are pleased to offer this beautifully presented two bedroom holiday chalet, situated in the popular Walcott Coast Road Chalet Park. This nicely positioned chalet is located on the front edge of the site allowing a sea view across the Coast Road. 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, controllable electric heating 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.



£50,000



**Open Plan Living/Dining/Kitchen Area 15'1" x 15'7" reducing to 8'9" (4.6m x 4.76m reducing to 2.68m)**

A spacious double aspect room with part glazed entrance door, full width window to front aspect, kitchen window to rear aspect allowing a sea view across neighbouring car park, kitchen area with a range of modern fitted Shaker style units with tiled splash backs, stainless steel sink drainer with mixer tap, power points, plumbing for washing machine, electric cooker with extractor over, space for under counter fridge-freezer, living area with wall mounted controllable electric heater, power points, television point, wall lighting, doors leading off;

**Bedroom 1 8'11" x 8'9" (2.72m x 2.67m)**

Window to front aspect, power points with USB charging, wall mounted controllable electric heater, wall lighting, built-in wardrobe.

**Bedroom 2 8'9" x 8'2" (2.67m x 2.49m)**

Window to rear aspect allowing a distant sea view, built-in wardrobe, controllable wall mounted electric heater, power points with USB charging, wall lighting.



## 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, where the chalet can be located to the far right side of the chalet park, in the right hand corner.

## Bathroom

Airing cupboard housing hot water cylinder with immersion heater, part tiled walls, panelled bath with tiled surround and wall mounted electric shower, pedestal hand wash basin, shavers point, rear facing obscure glazed window, electrically operated heated towel rail, doorway to;

## Separate W.C.

Rear facing obscure glazed window, low level w.c., wall mounted electric heater and fitted cabinet.

## Tenure

Leasehold - approximately 49 years remaining (99 year lease from July 1976). Annual charges for 2026 are £886.52.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council- The chalet is currently business rated for holiday letting purposes.



### Agents Note

The chalet is offered with all furniture, fixtures and fittings available by separate negotiation, minus any personal belongings of the vendors. Our vendor informs us that the roof was fully replaced approximately in May 2021. There is a 25 year guarantee. The roof was inspected for insurance purposes in November 2025 and was deemed to be in good order. Further inspection was recommended in 5 years time.

### Location

Walcott is a popular coastal village with a great sandy beach and a range of amenity 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

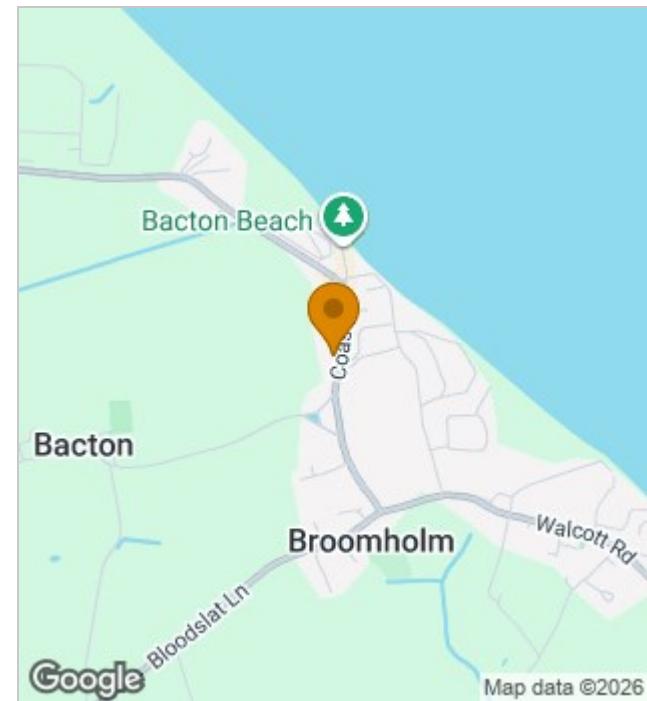
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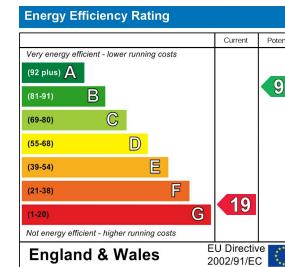
## Floor Plans



## 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.

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