



**Waterside Holiday Park**  
The Street, Corton, Lowestoft, NR32 5HS

**Asking Price Of £73,000**

# Property Features

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- SEA VIEW
- 3 BEDROOMS
- FULLY FURNISHED
- COVERED HEATED SWIMMING POOL
- ON SITE BAR/RESTAURANT
- WRAP ROUND DECKING
- END OF TERRACE
- INVESTMENT OPPORTUNITY
- CHAIN FREE
- BALCONY OFF MASTER BEDROOM



## Full Description

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This well presented three bedroom, end of terrace Villa, comprises of an open plan Lounge / Diner with a well equipped Kitchen and furnishings included in the asking price. A large wrap round, gated decking area, with sea views, to the front and side of the property with a seating area.

The Bathroom, with shower over bath and shower screen, is situated on the ground floor.

Upstairs there are 3 bedrooms. Two bedrooms are good size doubles with storage and a single bedroom.

The master bedroom features a balcony with sea views.

This well maintained Park has a heated and covered swimming pool that is free to use and is open 12 months of the year.

With many beautiful surroundings and exciting attractions, the popular resorts of Southwold, Lowestoft, Gorleston and

Great Yarmouth are easily accessible, with bus stops outside the Park entrance, so you will never be short of something to do. On site facilities include a heated, beach style access, covered swimming pool, bar and restaurant, shop, laundrette and more! With all these options of things



to do, there is guaranteed fun for the family all year round.

#### ROOM DIMENSIONS:

##### LOUNGE / DINER

15' 9" x 14' 5"  
(4.8m x 4.4m)

##### KITCHEN

5' 11" x 6' 11"  
(1.8m x 2.1m)

##### BATH ROOM

5' 11" x 7' 7"  
(1.8m x 2.3m)

##### BEDROOM ONE

11' 2" x 9' 2"  
(3.4m x 2.8m)

##### BEDROOM TWO

9' 10" x 8' 2"  
(3.0m x 2.5m)

##### BEDROOM THREE

6' 11" x 6' 3"  
(2.1m x 1.9m)

#### SUMMARY

This is a leasehold property (42 years) in this lovely coastal development. There is a clubhouse, bar, a superb covered, heated swimming pool, communal gardens with dedicated play areas, laundry, convenience store in the pub opposite and car parking that is maintained by the park operator so making ownership an absolute joy.

#### SERVICES & CHARGES:

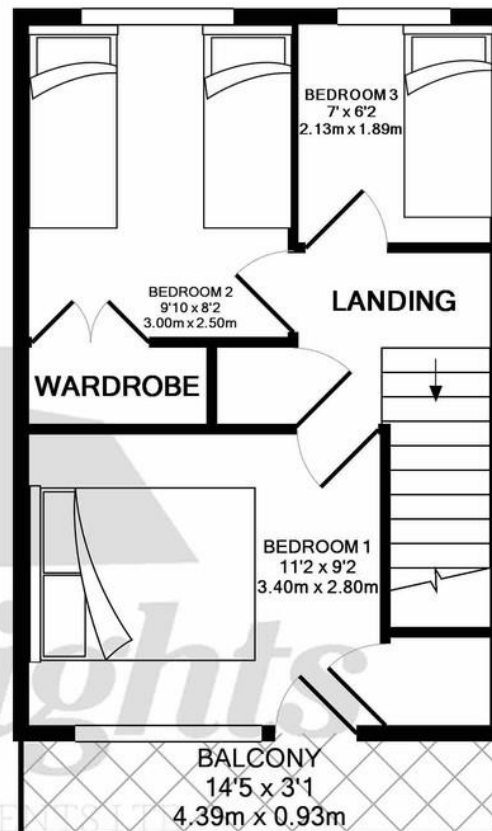
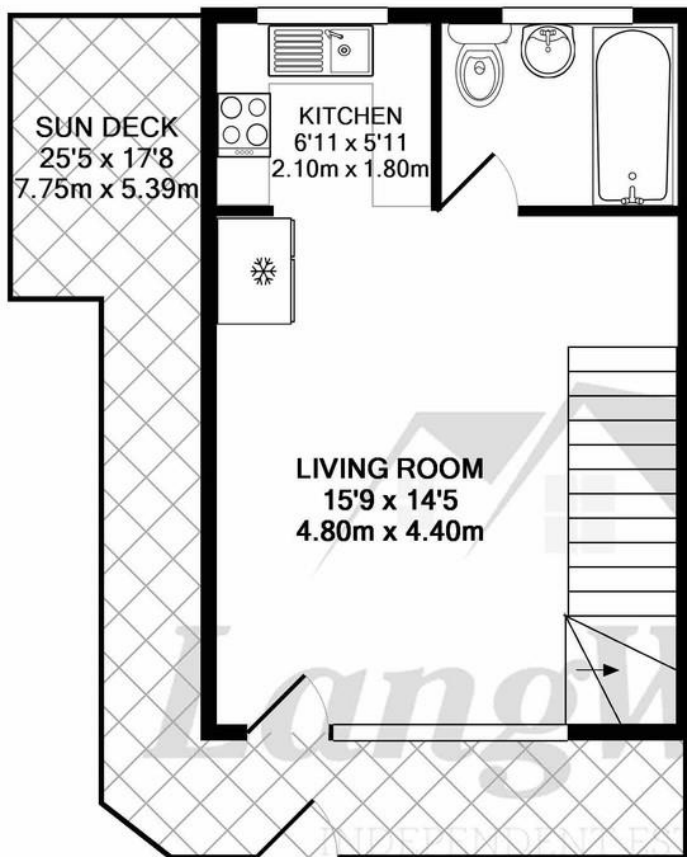
ANNUAL GROUND RENT:  
£1,547.95 Inclusive of VAT

ANNUAL SERVICE CHARGE:  
£3,278.35 Inclusive of VAT (includes water rates & buildings insurance)

Electricity: as used (billed quarterly)

Council Tax: Band A £1299. (Billed by East Suffolk Council)





GROUND FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.0 SQ.M.)

**WATERSIDE**  
TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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