

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

**Asking Price Of £110,000**

# Property Features

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- FREEHOLD HOLIDAY VILLA
- 3 BEDROOMS
- CHAIN FREE
- 12 MONTHS HOLIDAY USAGE
- ENSUITE SHOWER ROOM & 2nd W.C.
- BALCONY WITH SEA VIEWS
- ON SITE BAR & RESTAURANT
- uPVC DOUBLE GLAZED
- HEATED COVERED SWIMMING POOL
- GOOD INVESTMENT OPPORTUNITY



## Full Description

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This very well presented, FREEHOLD holiday villa BENEFITS from being part furnished and sold as seen, on a very well maintained holiday Park. The villa comprises open plan living with a modern fitted kitchen area, a modern downstairs bathroom, low level W.C. bath with shower over and a hand wash basin. While the first floor offers 2 double bedrooms and a good single, 2nd toilet and shower room off the Master bedroom. Cupboards and storage options in 2 bedrooms and a balcony off the main bedroom, accessed through a sliding door, to enjoy elevated peace and tranquillity and a sea view from the upstairs balcony.



A FREEHOLD property in this lovely coastal development, 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, convenience store in the pub opposite, laundrette and more! With all these options of things to do, there is guaranteed fun for the family all year round.



**LOUNGE/DINER**

15' 7" x 11' 6"  
(4.76m x 3.53m)

**KITCHEN**

6' 9" x 5' 10"  
(2.07m x 1.80m)

**BATHROOM / WC**

6' 11" x 5' 11"  
(2.12m x 1.81m)

**MASTER BEDROOM**

10' 10" x 9' 8"  
(3.32m x 2.96m)

**BEDROOM 2**

9' 7" x 7' 3"  
(2.93m x 2.23m)

**BEDROOM 3**

6' 10" x 5' 11"  
(2.10m x 1.82m)

**W.C.**

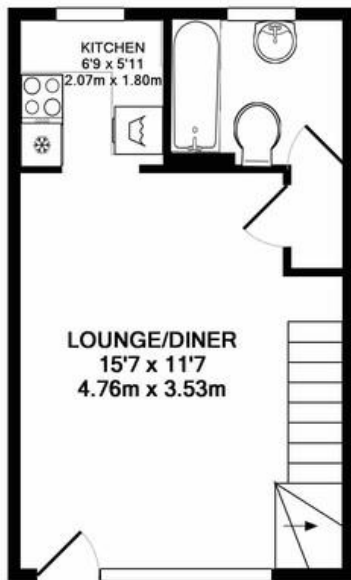
2' 4" x 3' 0"  
(0.73m x 0.93m)

Site fees £1206.49 PA

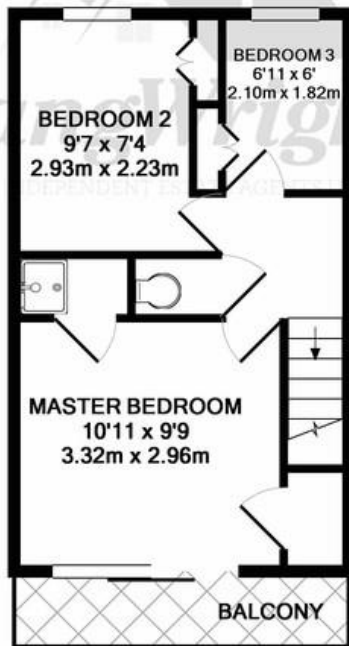
Electricity: as used (billed quarterly)

Council Tax: Band A (billed by East Suffolk Council)





GROUND FLOOR  
APPROX. FLOOR  
AREA 276 SQ.FT.  
(25.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 274 SQ.FT.  
(25.5 SQ.M.)

WATERSIDE

TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.1 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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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given in any floorplans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are not included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. A member of the property ombudsman, trading as LangWrights Independent Estate Agents Ltd. Registered office: 127 High Street, Lowestoft, Suffolk, NR32 1HP. Registered in England No.10698450.

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GETTING IT RIGHT, EVERYTIME