

# LANDLES



## 28 The Beach | Snettisham | King's Lynn



**PRIVATE HOLIDAY CHALET** occupying an elevated position on a promontory overlooking the lakes of Snettisham Beach. Tranquil location on a private road & within a short walk of RSPB Nature Reserve, Sailing Club & Beach. Generous sized plot with ample parking.

**Guide Price £175,000**

Folio: B/506ts







- Detached Timber Holiday Chalet
- Reception Room
- Living Room
- Kitchen
- 2 Bedrooms



- Bathroom
- Decked Veranda Overlooking Lake
- Solar Panels & LED lighting
- Long Plot with Concrete Hardstanding to Front.
- Seaside Location

**28 The Beach** is a detached timber holiday chalet dating back to the 1920's accessed via a private roadway serving only the chalets and sailing club. The chalet sits on the bank of the lake with large East facing decked veranda providing delightful views at the rear. Snettisham Beach Sailing Club which holds regular sailing & social events is within walking distance, as is the RSBP Snettisham nature reserve, well-known for the variety of wildlife the area attracts. Nearby amenities include the beach shop and fish & chip takeaway with further amenities available in nearby Dersingham, Heacham & Hunstanton. Understood to be owned by the same family since built in about 1924, the property has been maintained & improved over the years with a recent kitchen facelift and the beneficial addition of solar panels powering internal LED lights. The plot is long extending up to the roadway with two large concrete areas at the front ideal for boat storage. The accommodation comprises;

**Reception Room** 11' 4" x 7' 3" (3.45m x 2.21m)

Front entrance doors.

**Living Room** 11' 5" x 7' 7" (3.48m x 2.31m)

With door to Veranda.

**Kitchen** 6' 9" x 11' 5" (2.08m x 3.48m)

With fitted wall & base units, worktops, stainless steel sink with drainer & monobloc tap, point & space for a freestanding gas cooker (bottled), space for an undercounter fridge & gas water heater (bottled).

**Bedroom 1** 11' 9" x 7' 5" (3.58m x 2.26m)

Dual aspect.

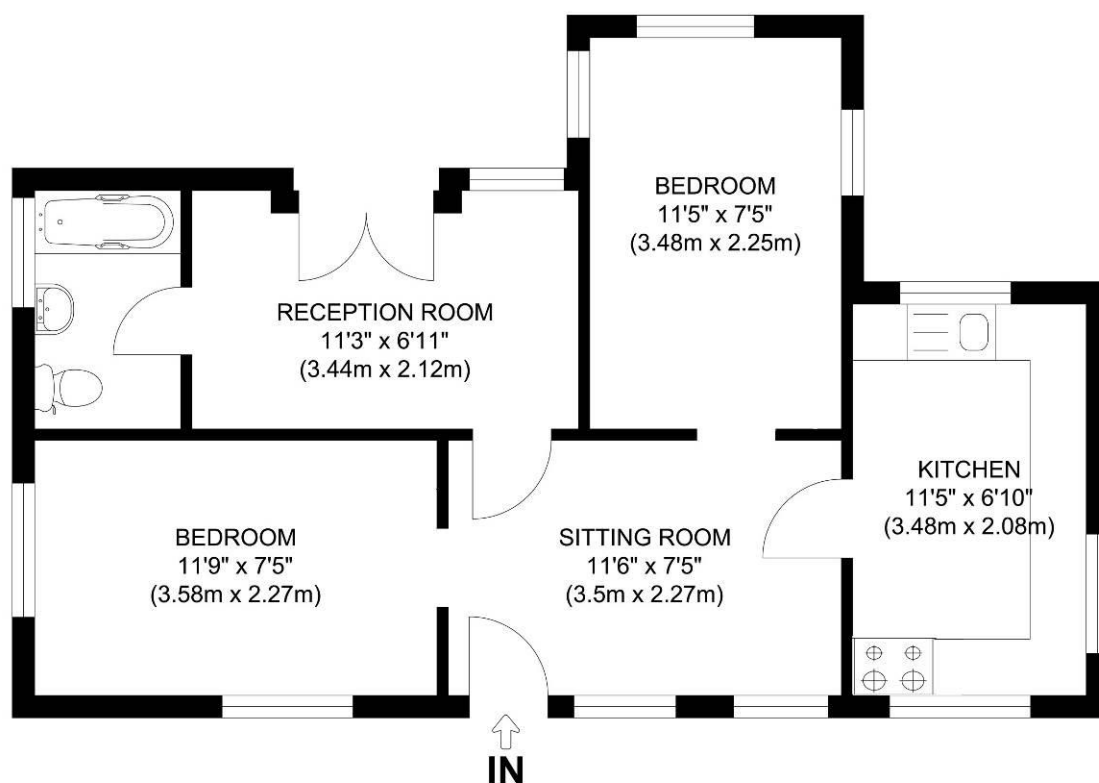
**Bedroom 2** 11' 5" x 7' 4" (3.48m x 2.24m)

Triple aspect.

**Bathroom** 6' 11" x 4' 3" (2.11m x 1.3m)

With low level WC, pedestal hand basin, bath with shower extension from taps and tiled surrounds.





## 28 The Beach, Snettisham, PE31 7RB

Illustration for identification purposes only, measurements are approximate, not to scale.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 59   D    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 1   G   |           |

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "A".

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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# LANDLES

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