



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

Asking Price Of £75,000

Property Features

- 12 MONTH HOLIDAY USE
- SOUTH FACING DECKING & BALCONY
- SOLD FURNISHED AS SEEN
- OPEN PLAN LOUNGE / KITCHEN
- ON-SITE FACILITIES
- COVERED / HEATED SWIMMING POOL
- 2 DOUBLE BEDROOMS & 1 SINGLE
- 48 YEAR LEASE
- GATED DECKING AREA
- MODERN SPACIOUS WET ROOM



Full Description

This 'Turn Key', very well presented, SOUTH facing, holiday villa benefits from being sold FULLY FURNISHED with a 48 year lease, on a very well maintained holiday Park. The villa comprises open plan living with the kitchen area featuring integrated appliances, a modern bathroom with a suite of a wet room design shower, low level W.C. and a pedestal wash basin. While the first floor offers 2 double bedrooms and a good single. Cupboards, storage options and a balcony off the main bedroom to enjoy elevated peace and tranquillity. Outside offers a spacious gated, decking area to enjoy summer dining and socialising.

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, 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)

WET 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

A leasehold property (48 years) in this lovely coastal development. There is a clubhouse bar and restaurant, 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.

2023 SERVICES & CHARGES:

Ground Rent: £1537.51

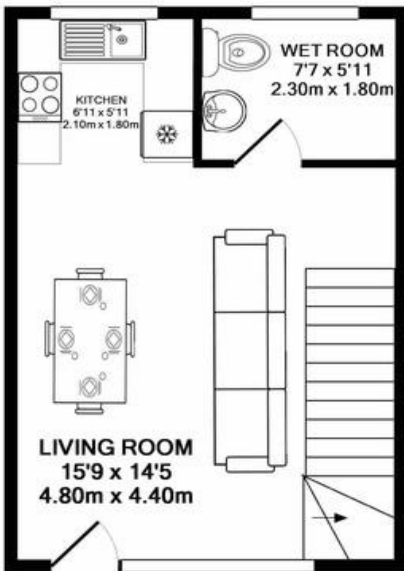
Service Charge: £3322.68 (includes water rates & buildings insurance)

Electricity: as used (billed quarterly)

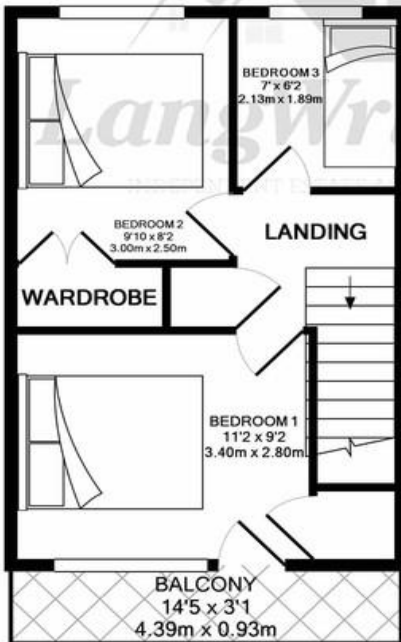
Energy rating 'E'

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





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



1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

WATERSIDE
TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 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

Made with Metropix ©2018

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 floor plans 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. 10689450.

22 Beeching Drive
Lowestoft
Suffolk
NR32 4TB

www.langwrights.com
enquiries@langwrights.com
01502 445777

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

GETTING IT RIGHT, EVERYTIME