

Waterside Holiday Park  
Corton, Lowestoft, NR32 5HS

Asking Price Of £69,000

# Property Features

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- PANORAMIC SEA VIEW
- CHAIN FREE
- 2 DOUBLE BEDROOMS
- SOLD FURNISHED & READY TO GO
- COVERED / HEATED SWIMMING POOL
- 12 MONTH HOLIDAY USE
- GOOD INVESTMENT OPPERTUNITY
- WRAPAROUND GATED DECKING
- 28 YEAR LEASE
- ON-SITE FACILITIES

## Full Description

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LangWrights are pleased to offer this well presented, FRONT LINE, fully furnished bungalow to the market with a 28 year lease.

Offering panoramic sea views, from its own spacious, gated, decking area. This well presented bungalow is 'GOOD TO GO' and comprises open plan living with the kitchen area featuring integrated appliances 2 double bedrooms and bathroom comprising a W.C, pedestal wash basin, shower cubicle and a new shower.

With many beautiful surroundings and exciting attractions and with a 'main route' bus stop at the park entrance, the popular resorts of Southwold, Lowestoft, Gorleston and Great Yarmouth are easily accessible so you will never be short of something to do. On site facilities include a heated, 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:**

**OPEN PLAN / LOUNGE / DINER**

16' 6" X 12' 2"  
(3.71m x 5.03m)

**BEDROOM ONE**

9' 3" x 8' 0"  
(2.82m x 2.44m)

**BEDROOM TWO**

9' 3" x 8' 2"  
(2.82m x 2.49m)

**BATHROOM**

7' 0" x 5' 2"  
(2.12m x 1.59m)

**SERVICES & CHARGES:**

Ground Rent: £1,792.20

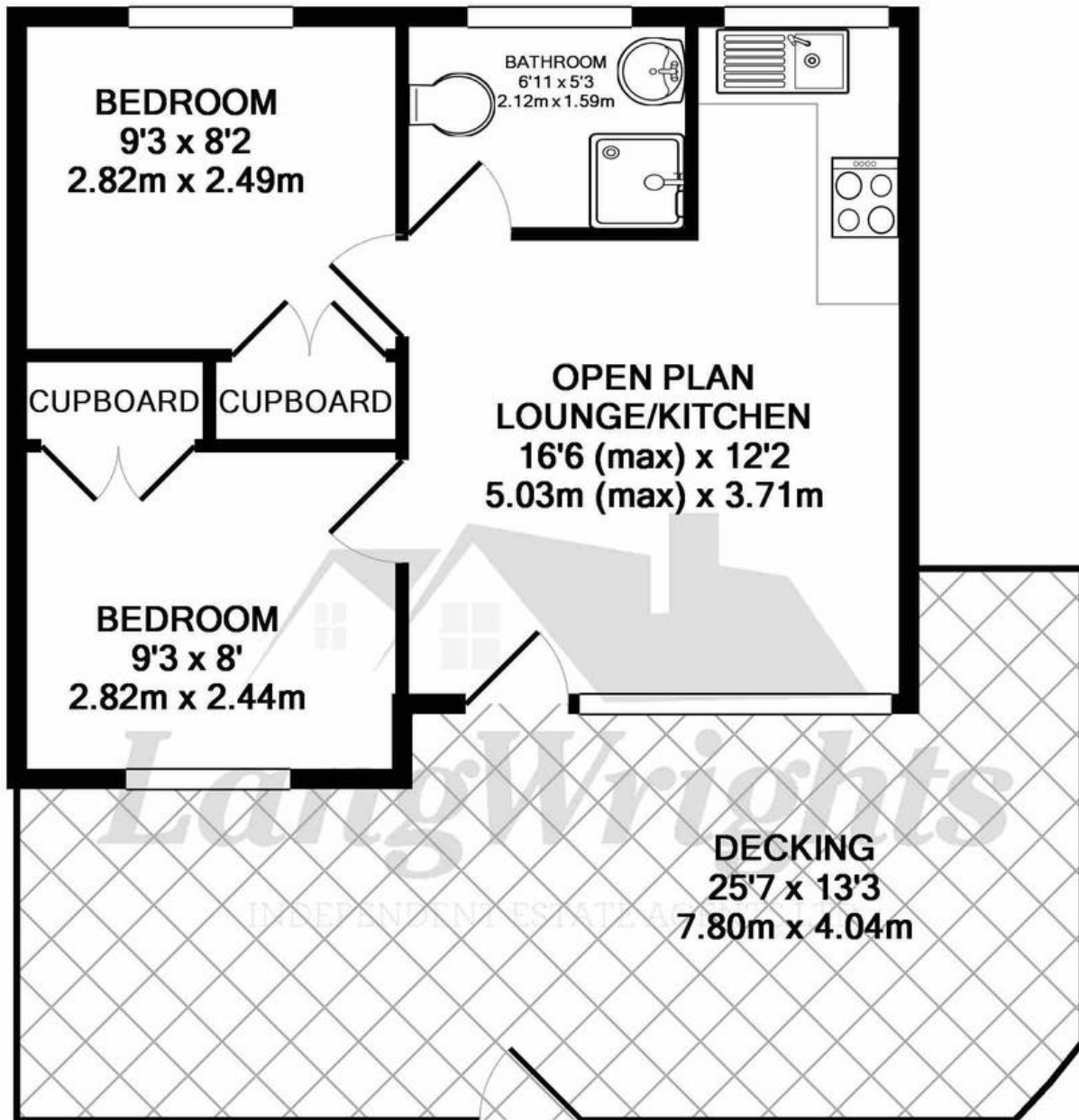
Service Charge: £3,322.68 (includes water rates & buildings insurance)

Electricity: Metered as used (billed quarterly)

Energy Rating 'D'

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





## WATERSIDE

TOTAL APPROX. FLOOR AREA 370 SQ.FT. (34.4 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 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.1069490.

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 are 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**