

**LANDLES**



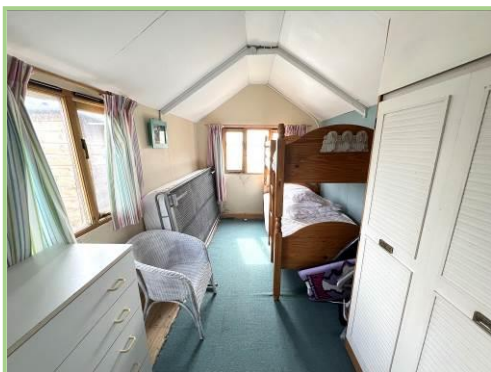
**28 The Beach | Snettisham | King's Lynn**



**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 £200,000**

Folio: B/510ts



- **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. 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** 11' 5" x 6' 9" (3.48m x 2.06m)

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.

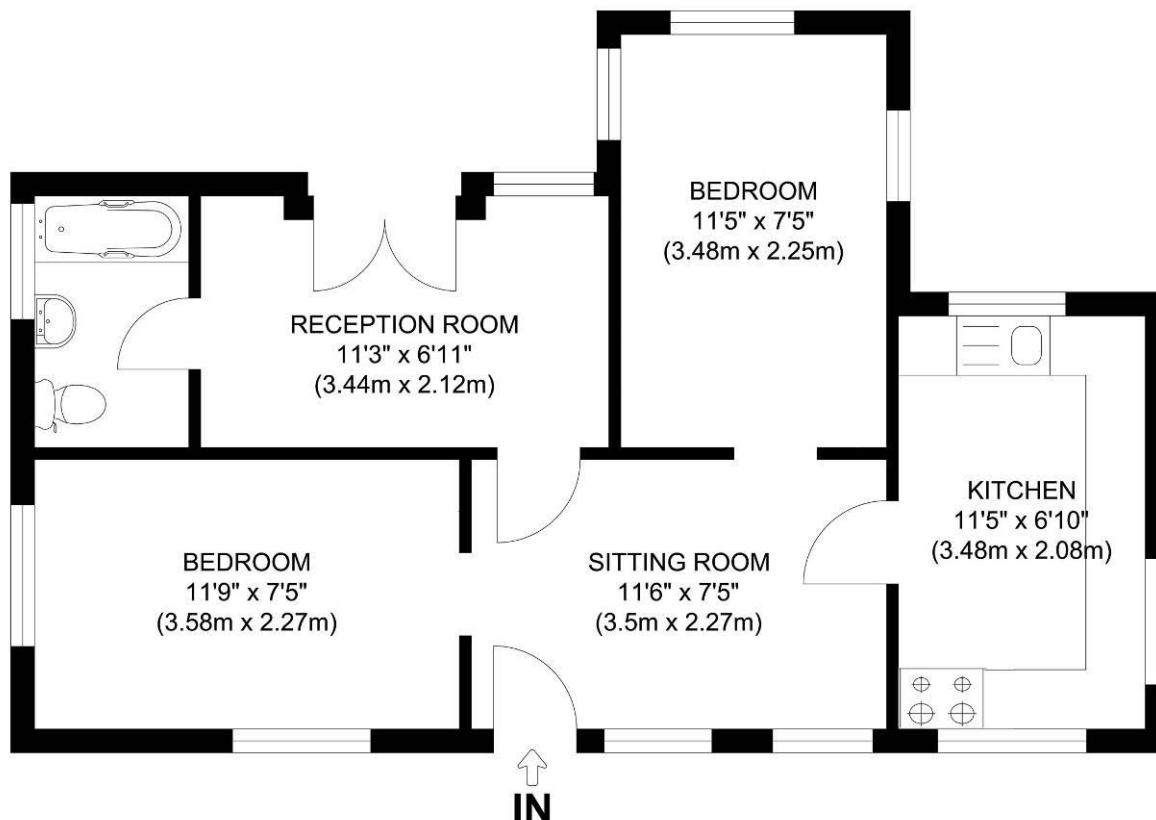
**Bathroom** 6' 11" x 4' 3" (2.11m x 1.3m)

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

#### Outside

The front of property benefits from a long plot with 2 large concrete areas. The rear features a generous sized veranda overlooking the lake with shed to the side (location of battery & solar panels)





## 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	4   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.

**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.

**PRS** Property Redress Scheme

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

**Selling & Letting**  
Town & Country property  
in King's Lynn and the  
villages of North West Norfolk

Since 1856

Blackfriars Chambers, Blackfriars Street  
King's Lynn PE30 1NY

t: 01553 772816

e: [info@landles.co.uk](mailto:info@landles.co.uk)

w: [www.landles.co.uk](http://www.landles.co.uk)