

## OVERSTRAND ROAD , CROMER, NR27 0DJ

**£59,000**  
LEASEHOLD

This 2 bedroom holiday chalet located on the highly popular Kings Chalet Park. This would make an ideal holiday let investment or holiday retreat. Accommodation comprises; Open plan lounge/kitchen, 2 bedrooms and bathroom. Externally there are communal gardens and parking. The Kings Chalet Park is a beautifully maintained site located just a few minutes from the cliff top, lighthouse and happy valley woodland walk. The royal Cromer golf course is also only a short walk for keen golfers.

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ESTATE AGENCY SIMPLIFIED

## OVERSTRAND ROAD

### ENTRANCE

uPVC door entrance to the front of the property that leads in to the lounge, kitchen and dining area.

### LOUNGE/KITCHEN

Open plan living accommodation with large uPVC window to the front of the chalet offering a light and spacious feeling and elevated views over the park. Fireplace with inset coal effect electric fire. The kitchen is modern with uPVC window to the rear has a range of wall and base units with work surface over, stainless steel sink and drainer, electric double oven and grill with a four ring halogen hob with filter extractor fan over.

### FRONT BEDROOM

With uPVC double glazed window to the side. Laminate flooring.

### REAR BEDROOM

Double glazed window to the rear aspect, laminate flooring. In one corner is the electric meter.

### COMMUNAL AREAS

Stepping out from the chalet are communal garden areas that are always maintained to a high quality and offer a relaxing area to sit throughout the day or evenings. The chalet is set in an elevated position with views over the park.

There are a number of communal parking areas close to the chalet.

### LEASE & SERVICE CHARGES

57 years remaining on the lease  
Annual site fees £1879.84 p.a.  
Ground Rent £127.86 p.a.

### COUNCIL TAX

£860 p.a.

### EPC

Current G14  
Potential B88

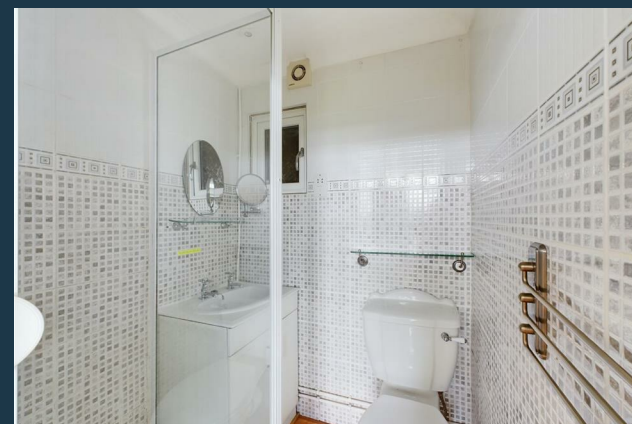
### FURNISHINGS

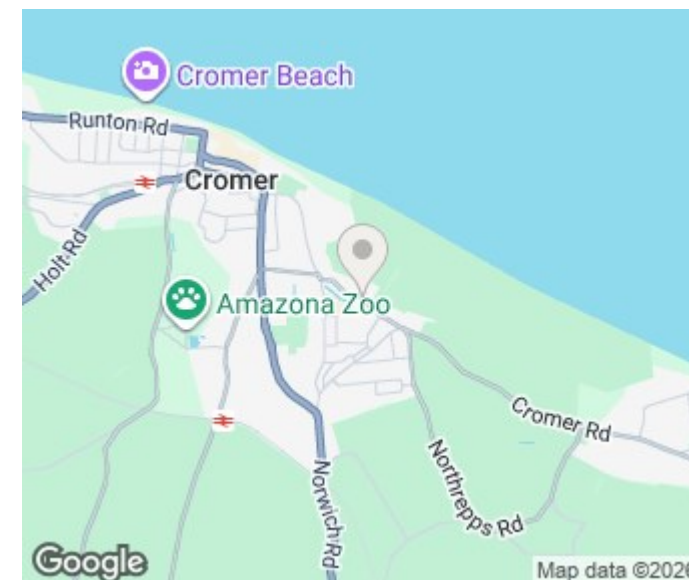
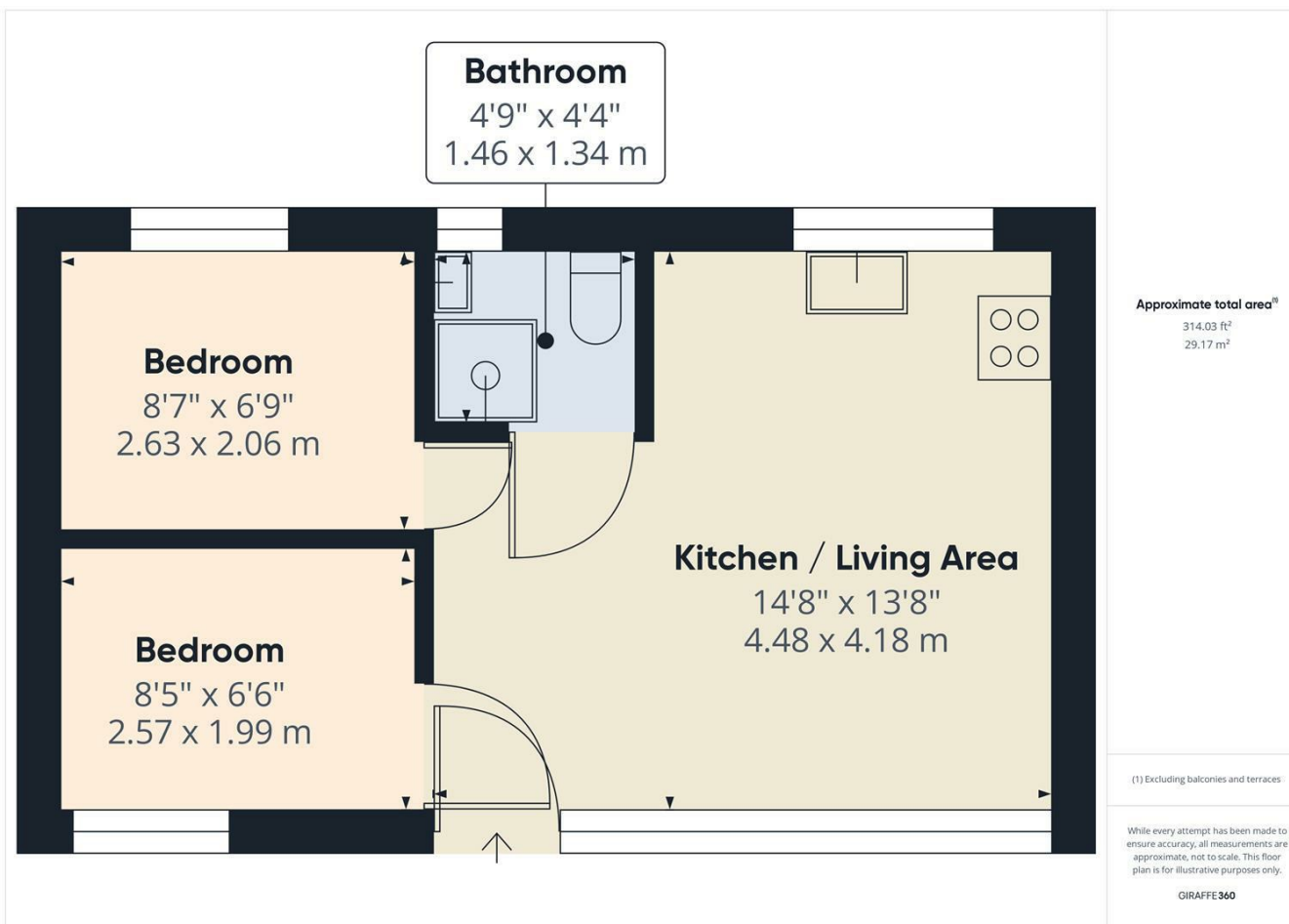
The chalet will be sold with all fixtures and fittings and furniture included.





## 72 KINGS CHALET PARK





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		14
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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