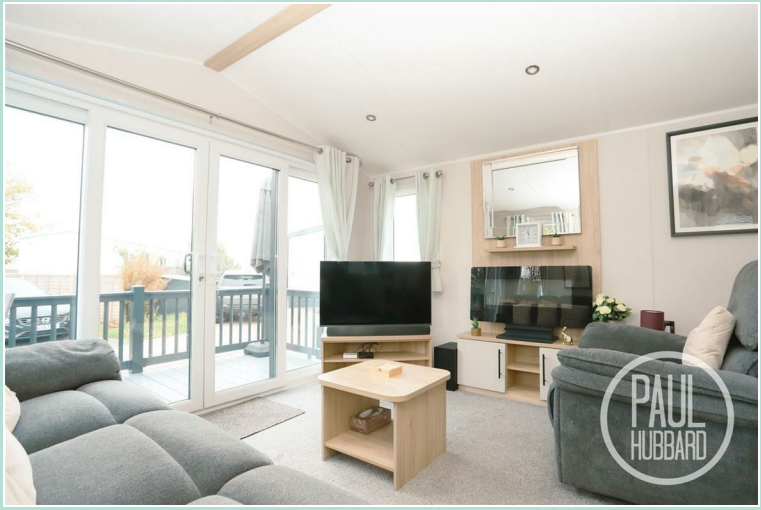
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Azure Seas

Corton, NR32 5HN

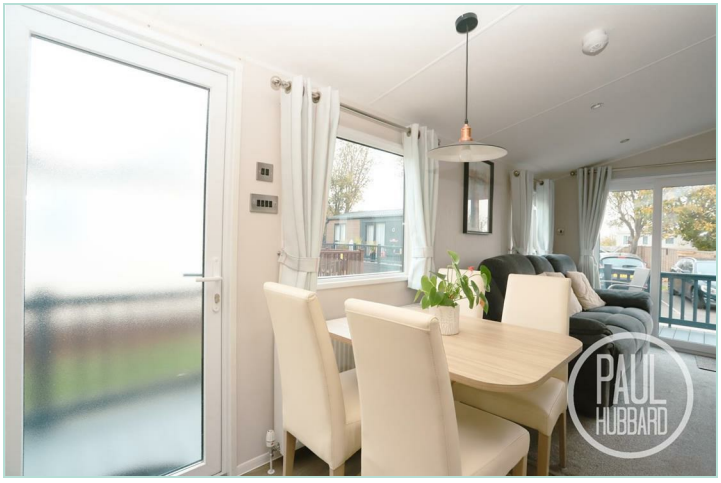
- 2 Bedroom modern chalet
- 2027 Fee included with sale- no fee due till 2028
- Allocated off Road parking
- Protected site with 12 month residential and private owners
- 2 Year old gas Combi boiler (new with purchase of chalet)
- Well maintained communal areas and grounds, cared for by the on-site staff to a high standard.
- Owners' social events held throughout the summer, alongside an exclusive residents' laundrette and a high standard of on-site service and support.
- Stunning sea views
- Open plan living area
- Situated in sought after Corton

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Location - Corton

This chalet is located within the popular Azure Seas holiday resort in Corton, benefiting from access to a range of on-site facilities.
Superbly positioned along the Suffolk coast, just north of Lowestoft, Corton offers spectacular sunrise views and excellent links to a number of quintessential English towns and local attractions. The popular seaside town of Lowestoft is just 3 miles away, boasting award-winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more. The area also offers a selection of schools for all ages, alongside a range of local amenities, including a post office, bus station and railway station, with regular services running to Norwich.

Open plan living area

5.48m x 3.61m max
This chalet benefits from a spacious open plan living area which comprises of a lounge/diner and kitchen space.

Lounge/ diner

5.48m x 3.61m max
Obscure UPVC door opens into the open plan living area, multiple windows surrounding and sliding door to the front aspect. Carpet flooring leads up to vinyl, radiator, electric feature fireplace, storage cupboards, and a door leads to the hallway.

The living area has included …
Electric recliner chair, Manual recliner 3 seater sofa and TV with surround sound soundbar

Kitchen

2.35m x 1.77m
UPVC double glazed window to the side aspect, vinyl flooring, laminate worksurfaces, units above and below with inset ceramic sink and drainer with mixer tap, fridge freezer, dishwasher, gas oven & grill, extractor hood and combi microwave.

Hallway

Fitted carpet, radiator and doors leading to the bedrooms and shower room.









Bedroom 1

3.05m x 2.42m max

UPVC double glazed window to the side aspect, fitted carpet, radiator, over headboard storage units, built in wardrobes, and a door leading to the ensuite.

A standard king sized bed with under bed storage.

Ensuite

1.29m x 1.05m max

Obscure UPVC double glazed window to the side aspect, vinyl flooring, heated towel rail, toilet, pedistal wash basin, and a cupboard houses the gas combi boiler.

Bedroom 2

2.54m x 1.73mmax

UPVC double glazed window to the side aspect, fitted carpet, radiator and a built in wardrobe.

2 x single beds

Shower room

2.11m x 1.06m max

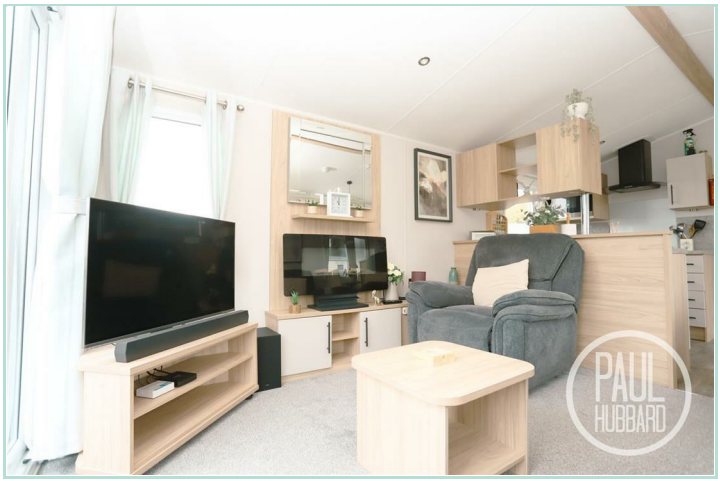
Obscure UPVC double glazed window to the side aspect, vinyl flooring, heated towel rail, toilet, pedestal wash basin and a walk in shower cubicle with mains fed shower.

Outside

To the front of the chalet, a wraparound decked area extends across the front and along the full length of the side, providing space for outdoor seating and taking advantage of the sea views. The outside space also includes an allocated off road parking space, a laid lawn and a paved patio area, together with a hardstanding area for the gas supply.


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Fee information

Annual site fee currently - £5,700pa
Next year to be confirmed but 2027 included in sale - No fees due till Jan 2028
Electric meter average currently £20 monthly
Gas bottles roughly 8 per year £91 each £728 per year
Annual non domestic rates currently £110 paid till 31 March 2027
Annual water charge currently £303 paid till 31st March 2027
Caravan insurance £250 a year approx as just personal cover
Broadband £23 with current provider
Annual gas safety the site organises at roughly £100 yearly
£7,715pa approx to run

Site facilities

Owner events are paid for & arranged by site, roughly 6 per year through summer, vary from cheese and wine/music/paella etc. (there is no club house on this site)
Shared communal areas around the site
Laundrette at reception, washer and dryer - owners and residents only
Grounds all maintained to high standard by staff
Very high standard of service and support
Mains water, electric and waste
Gas bottles monitored and replaced by staff - charged to chalet

Anti-Money Laundering

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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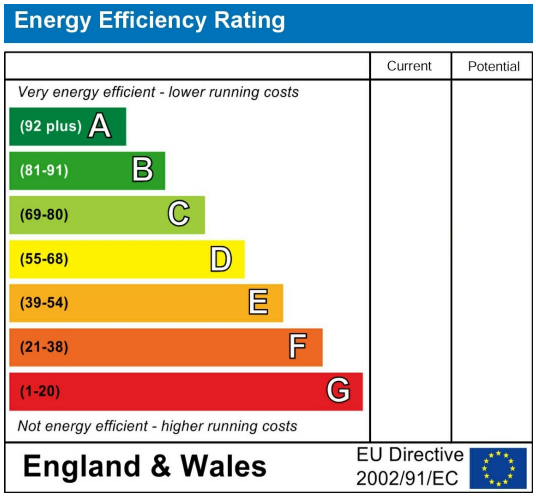

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Tenure: Freehold
Council Tax Band:
EPC Rating:
Local Authority:





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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