



## OVERSTRAND ROAD

CROMER, NR27 0DJ

£55,000  
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.

**HENLEYS**  
Residential Sales & Lettings



## OVERSTRAND ROAD

- Holiday Chalet • Leasehold • Two bedrooms • Open plan Lounge Kitchen Diner • Shower room • Fantastic location • Close to beach & town centre • Close to country club & Royal Cromer Golf course • Beautiful Views • Ideal holiday home with rental opportunities



### Cromer

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious, brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

### Overview

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woodland walk. The royal Cromer golf course is also only a short walk for keen golfers.

### Entrance

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

### Lounge Area

uPVC double glazed window to the front, carpeted flooring, ceiling light point, doors leading to the bedrooms bathroom and open plan access into the kitchen.

### Kitchen Area

uPVC double glazed window to the rear, and range of wall and base units with work surface over, inset stainless steel sink and drainer, built in electric oven with hob over vinyl flooring and ceiling light point.

### Bedroom One

uPVC double glazed window to the side, carpeted flooring and ceiling light point.

### Bedroom Two

uPVC double glazed window to the side, carpeted flooring and ceiling light point.

### Bathroom

Two uPVC double glazed opaque window to the rear, panelled bath with shower over, low level WC, part tiled walls, wood effect flooring and ceiling light point.

### Outside

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 park is close to the cliff tops with easy access into Cromer or Overstand.

### Services

The property is a Council Tax Band A.

The property is connected to mains water and drainage, the electric is supplied through a coin meter.

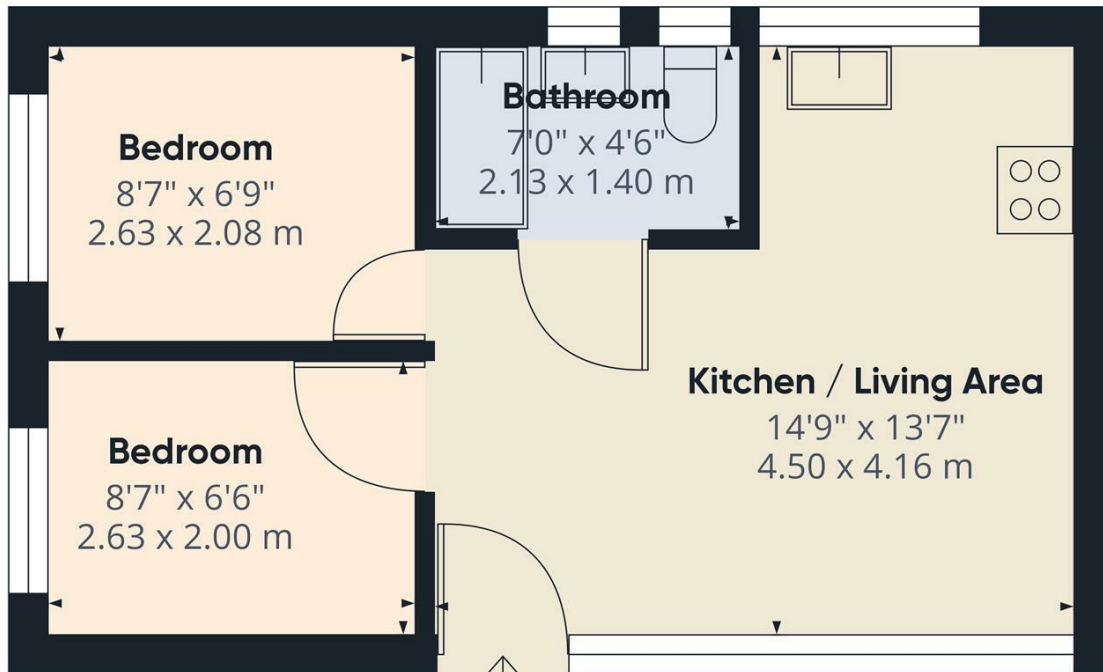
### Lease Details

Lease 99 years - remaining 68 years

Ground Rent - £1879.84

## 106 OVERSTRAND ROAD



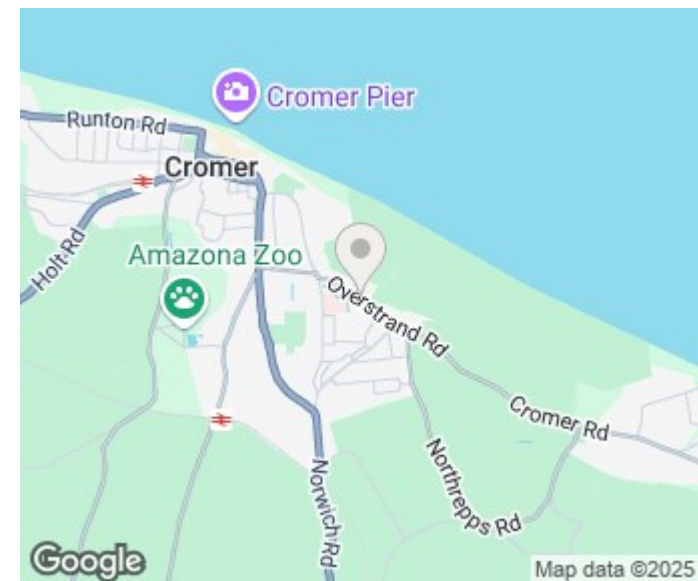


Approximate total area<sup>(1)</sup>  
315.96 ft<sup>2</sup>  
29.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC