

LANDLES



28 The Beach | Snettisham | King's Lynn



PRIVATE HOLIDAY CHALET with new roof, solar system, and French doors, occupying an elevated position overlooking the lakes of Snettisham Beach. Tranquil location on a private road, within a short walk of RSPB Nature Reserve, Sailing Club & Beach. Generous 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 1920s, accessed via a private roadway serving only the chalets and sailing club. The chalet sits on the bank of the lake with a large east-facing decked veranda providing delightful rear views. Snettisham Beach Sailing Club, which holds regular sailing and social events, is within walking distance, as is the RSPB 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 facilities available in Dersingham, Heacham, and Hunstanton.

The property has recently been renovated with the addition of a new fibreglass roof and an upgraded solar electrical system comprising six roof-mounted panels, a 4000w 24V inverter, and two 260Ah batteries, providing an efficient and sustainable energy source. Further improvements include extensive internal and external redecoration, new French doors, and freshly treated decking. The plot is long, extending up to the roadway, with two large concrete areas at the front ideal for boat storage. 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.

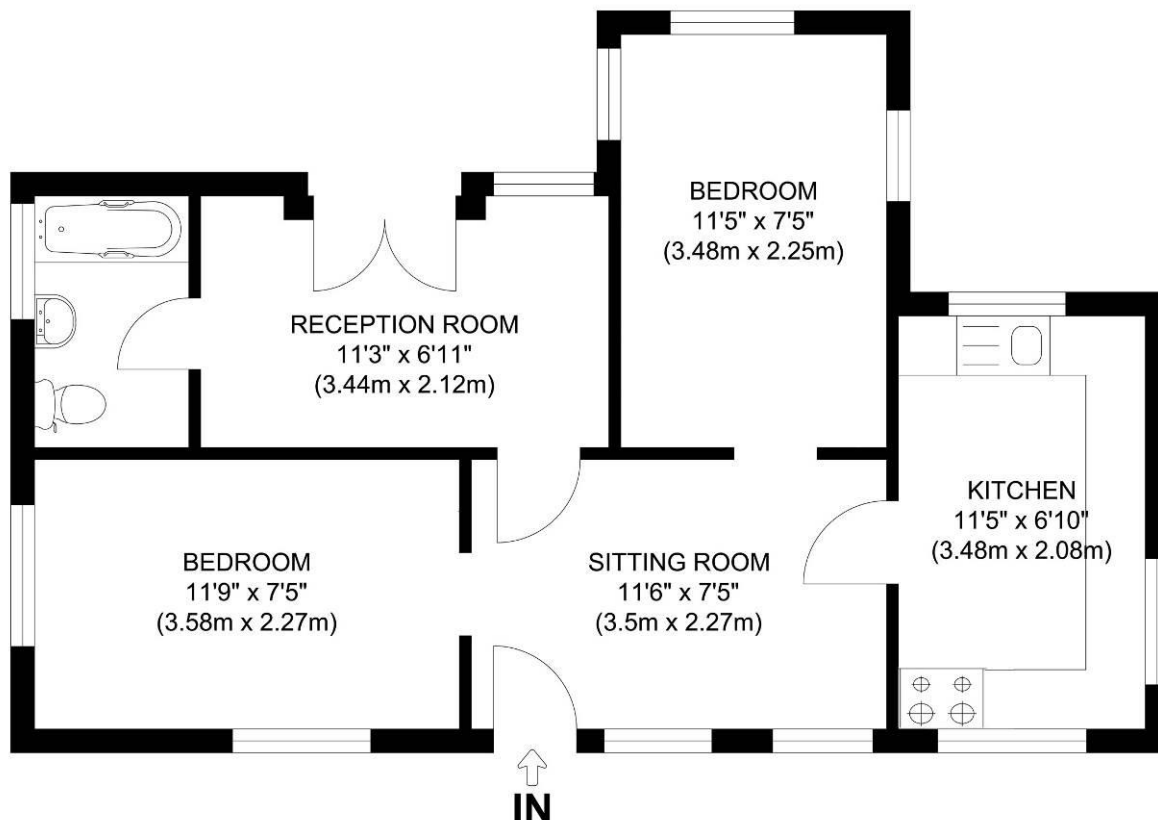
Bathroom 6' 11" x 4' 3" (2.11m x 1.3m)

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 solar panel hardware)





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

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