



197 Broadside Chalet Park, Stalham  
£45,000

**BELTON DUFFEY**

# 197 BROADSIDE CHALET PARK, STALHAM, NORFOLK, NR12 9PN

\* TURNKEY EQUIPPED 2-BED HOLIDAY CHALET \*BROADS NATIONAL PARK \*CONVENIENT FOR SANDY BEACHES \*DOG-FRIENDLY SITE  
\*WEEKEND USE ALL YEAR ROUND \*FURNITURE & CONTENTS INCLUDED \*SUCCESSFUL AIR BNB & BOOKING.COM \*PRETTY LAWNED  
GROUNDS & ON SITE PARKING \*WELL-PRESENTED CLUBHOUSE (food, bar & internet access) \*SEASONAL OUTDOOR SWIMMING POOL &  
PLAY AREA \*8 MONTH OCCUPANCY MARCH TO OCTOBER (INCL. CHRISTMAS HOLIDAYS)

## DESCRIPTION

West-facing 2-bed holiday chalet with a lovely open plan interior with an L-shaped living/kitchen area. The kitchen comprises base & wall units, sink, electric oven with 4-ring hob, under-counter fridge & microwave. Off the living area are 2 bedrooms: bedroom 1 with double bed, bedroom 2 with 2 x single beds. The shower room comprises shower, bath, hand basin & WC. Laminate flooring in the main rooms.

Please note that the property is being sold with all furniture & contents included.

## SITUATION

Broadside Chalet Park, Stalham is a relaxing dog-friendly site with communal gardens & parking areas in the Broads National Park. A short drive to local dog-friendly sandy beaches. At one end is a well-presented clubhouse (food, bar & internet access) plus seasonal outdoor swimming pool with play area. Open 8 months from March to October (incl. Christmas holidays) plus weekends all year round. It is well-located for picturesque Stalham Staithe, Museum of the Broads, new Marina Café on the River Ant nearby (17 min walk, 5 min drive). Walk or drive into the small Broadland town of Stalham with Café Charlotte, Swan Inn, local Tesco Superstore (14 min), High St shops (10 min walk). Stalham has a High St Car Park. The Harnser village pub is in Stalham Green. The chalet is an ideal base for walking, boating, fishing, visiting the Norfolk Broads & beaches. Many of the local beaches, pubs, cafés & surrounding area are dog-friendly. Boat hire is available at Richardson's boatyard with its new Marina Café. The neighbouring Museum of the Broads offers both electric & steam boat trips. The nature trails of the Norfolk Broads are within reach.

## 'L' SHAPED LIVING/KITCHEN AREA

Base & wall units, sink, electric oven with 4-ring hob, under-counter fridge & microwave and laminate flooring.

## BEDROOM 1

Double bed. and laminate flooring.

## BEDROOM 2

2 single beds and laminate flooring.

## SHOWER ROOM

Shower, bath, hand basin and WC.





## OUTSIDE

The majority of the well-maintained site is grassy, arranged in quadrangles, with trees, hedges & paths. Car parking is available nearby on site. At one end is a well-presented clubhouse (food, bar & internet access) plus seasonal outdoor swimming pool with play area.

## SITE FEES

8 month occupancy March – December (incl. Christmas holidays & weekends all year round) Site fees: £1,659.11. This includes the Swimming pool pass.

## LEASE DETAILS

Lease length  
99 years from 1 January 1987.  
62 years remaining.

## DIRECTIONS

Drive east on the Ingham Rd to the nearest beach at Sea Palling, then tour the coast north to Cromer or south to see the seals at Horsey Gap (20 min) & amazing dune valley at Winterton-on-Sea. The attractions of Great Yarmouth are a 30 min drive south on the A149 which can be accessed nearby.

Train links available in North Walsham & Wroxham. Norwich train station serves London Liverpool St.

On-site directions to chalet

Drive past the main car park, then turn left.

Carry on through the car park, turn right, then take next left.

Our chalet is on the right hand side.

You can park in the car park at the end of the road.

## OTHER INFORMATION

EPC - F.

## TENURE

This property is for sale Leasehold.

## VIEWING

Strictly by appointment with the agent.

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