



**170 Broadside Chalet Park, Stalham  
£45,000**

**BELTON DUFFEY**

# 170 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

A superb opportunity to purchase an equipped south-facing two bedroom holiday chalet situated on the popular dog-friendly Broadside Chalet Park, Stalham in the Broads National Park - a short drive to local dog-friendly sandy beaches. Open 8 months a year including Christmas plus weekends all year round.

South-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 Hamser 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 & 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

Stalham is a Broadland town 45 min drive from Norwich & 3 hrs drive from central London. Car parking is free in the car park near the chalet.

Chalet is no. 170 Broadside Chalet park, Yarmouth Rd, Stalham, NR12 9PN.

By Road: East from Norwich Take the A1151 and A149 to Stalham east from Norwich via Wroxham. Continue onto Norwich Rd/A149, turn left onto Old Market Road, Stalham and continue onto Lower Staithe Road. At the roundabout, take the 2nd exit onto Yarmouth Road and then turn right onto Rivermead. Continue onto Heron Gardens and turn left into the chalet park.

By Road: North from Great Yarmouth Follow the signposts for the A149 to Stalham and then turn right onto Old Market Road, Stalham. Continue onto Lower Staithe Road and at the roundabout, take the 2nd exit onto Yarmouth Road. Turn right onto Rivermead and continue onto Heron Gardens and then turn left into the chalet park.

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. No. 170 chalet is on the left hand side. you can park in the main 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.



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any

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