



LIGHTHOUSE FIELD, WINTERTON-ON-SEA  
£135,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





# LIGHTHOUSE FIELD, WINTERTON-ON-SEA, NORFOLK NR29 4BP

- A spacious brick built freehold holiday bungalow in a well-regarded holiday park
- Full access to facilities including swimming pool, bar and restaurant
- Located within walking distance of the beach
- Ideal second home or holiday let
- No onward chain

A deceptively spacious brick-built freehold holiday bungalow within walking distance of the beach in the unspoilt coastal village of Winterton-on-Sea, in a well-regarded family run holiday park with heated outdoor swimming pool, bar and restaurant provided.

This attached property comprises a generous 25ft long open plan living room/dining room/kitchen, two double bedrooms and a bathroom with a shower.

Features include UPVC sealed unit double glazing throughout and replacement barge boards with electric heaters.

Occupying a quiet and private corner of the site, looking out over enclosed communal grounds with views of the nearby lighthouse.

The property is suitable as a second home or holiday let.

Contents are available by separate negotiation.

Suitable for occupancy between late March and late October as well as over the Christmas period.

There is no onward chain.

## ACCOMMODATION

### **Open Plan Living Room: 25'8" x 10'0"**

Generous dual aspect living space with large picture window looking out over a quiet private corner of the site and a window to the rear with a view of Winterton Lighthouse. There is an electric wall mounted fire with a tiled and wooden surround. The kitchen area offers a range of built in units with a sink unit and drainer, electric cooker point, tiled splash backs.





**Bedroom 1: 9'10" x 9'2"**

Window to front aspect, two single fitted wardrobes. Wall mounted electric heater.

**Bedroom 2: 9'11" x 8'0"**

Window to rear with views of the lighthouse and a built in cupboard.

**Inner Lobby**

Built in airing cupboard.

**Bathroom**

White suite comprising a low level w/c, wash basin and a panelled bath with Triton electric shower above. Partially tiled walls, extractor fan.

**OUTSIDE**

The property benefits from communal gardens and parking.

The Hermanus holiday park offers an outdoor swimming pool and bar/restaurant.

**ADDITIONAL INFORMATION**

Tenure: Freehold

Occupancy: Not as a sole or main home and between late March and late October and over Christmas.

Annual Service Charge: Approximately £2,000 per annum.

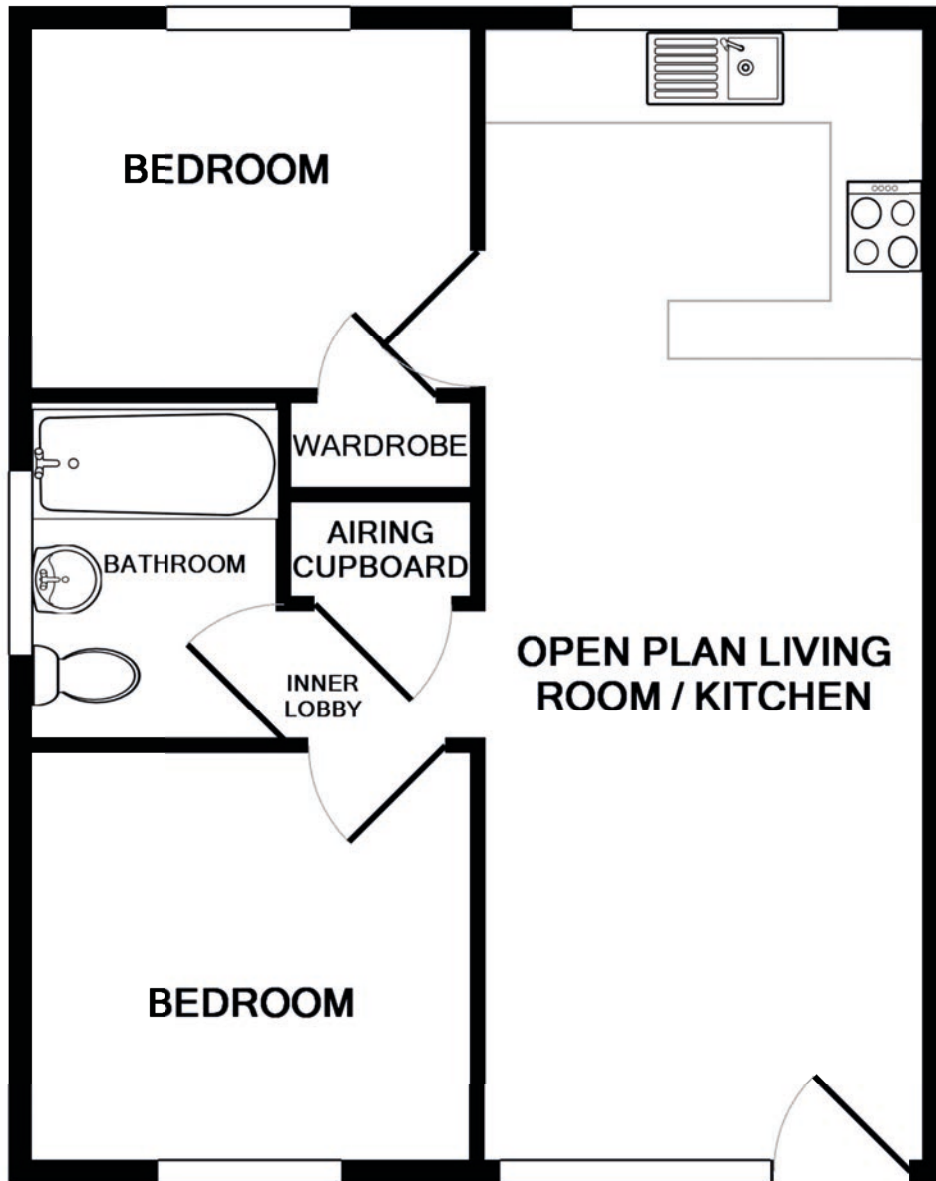
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.


Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







TOTAL APPROX. FLOOR AREA 473 SQ.FT. (44.0 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY





WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)