



HOLIDAY LODGE, WAVENEY RIVER CENTRE, BURGH ST PETER **WATERSIDE**  
£175,000 LEASEHOLD

ESTATE AGENTS





# HOLIDAY LODGE, WAVENEY RIVER CENTRE, BURGH ST PETER NR34 0DE

- Idyllic location in a tranquil holiday park and marina
- Two double bedrooms
- Triple aspect living room with views out over the marshes
- Wraparound verandah

A versatile and practical two bedroom holiday lodge built in 2007 with contemporary styling with a verandah. Set in a tranquil holiday park and marina, with rented moorings available.

Currently used as a second home, this lodge has the potential to be run as a successful holiday let.

Offering stunning views out over the marshes.

The lodge has 2 double bedrooms, sealed unit double glazing and LPG central heating.

## ACCOMMODATION

### Entrance Hall

L-shaped entrance hall, cloaks cupboard, access to loft hatch.

### Open Plan Living/Kitchen/Dining Room: 19'6" x 25'7" (min 16ft)

Triple aspect open plan living/kitchen/dining room with views out over the marshes. Electric fire, three radiators.

The fitted kitchen includes a gas hob, oven and extractor hood. Washing machine, fitted fridge/freezer. Window to side.

Door from hall to:

### Master Bedroom: 12'4" x 9'7" (min 7'5")

Double bedroom with en-suite shower room with low level w/c and vanity wash basin. Fitted wardrobe, radiator, window to side.





## **Bedroom 2: 11'0" x 7'5"**

Double bedroom with fitted wardrobe, radiator, window to side. Jack and Jill bathroom with shower over bath. Low level w/c, vanity wash basin, heated towel rail.

## **OUTSIDE**

Wrap around verandah with space for al fresco dining. Offering views out over the open marshland.

Parking for at least two cars.

## **LOCATION**

Waveney River Centre is a family run, multi award winning holiday park and marina set on the River Waveney, surrounded by the beautiful and tranquil Waveney Valley on the southern section of the Norfolk Broads.

The park is a haven for walkers, photographers and anglers alike, and has been awarded the David Bellamy Gold Conservation Award for the last 10 years, as well as Trip Advisor Certificate of Excellence, reflecting the site's achievements in both conservation efforts and customer service.

Facilities on site include the Waveney Inn, a bar and restaurant focusing on locally sourced home cooked food and a wide selection of local ales, all set overlooking the marshes. There is a well-stocked convenience store and off licence, heated indoor swimming pool and spa, secure children's playground, launderette and information centre. Also on site are day boat and canoe hire, and a pedestrian ferry that links the park with Carlton Marshes Nature Reserve.

## **HOLIDAY LET OPTION**

The site provides a full management service enabling private owners to release their lodges for hire for as many weeks as they wish, with the site taking full responsibility for bookings, cleaning and linen hire.

The site anticipates average lettings to be in the region of 35 weeks per annum generating a gross income of up to £17,000 per annum.





## ADDITIONAL INFORMATION

Leasehold: licence expires in 2032. There is an option to extend the licence for 25 years.

Ground Rent: £4,550, reviewed annually. This sum includes maintenance of the grounds, water and drainage supplies, digital TV service, window cleaning and standing charges for electricity and gas. The only extra charges are electricity and gas, which are metered and invoiced biannually.

The lodges may be occupied all year round but not used as a main or sole home.

The holiday let management service is charged at 20% + VAT plus cleaning and linen hire.

Private moorings are also available for annual hire.

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.













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)