



LIGHTHOUSE FIELD, WINTERTON-ON SEA  
£140,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS









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

- Freehold holiday bungalow in a family run holiday park
- Use of swimming pool, bar and restaurant
- Within walking distance of the beach

A well maintained freehold brick built holiday bungalow located in a well regarded family run holiday park with an outdoor heated swimming pool, bar and restaurant provided, all within walking distance of the beach in the sought after village of Winterton-on-Sea.

The accommodation consists of an open plan 26ft long living room with kitchen and dining areas, two double bedrooms and a family bathroom with shower.

Perfect as a second home or as a holiday let with occupancy between late March and late October and over Christmas.

Contents available by negotiation.

## ACCOMMODATION

### **Open Plan Living Room: 26'0" 10'1"**

Generous dual aspect living space with coved ceiling, dado rail, TV point, electric fire with wooden surround.

### **Kitchen Area**

Full range of wall and floor mounted storage units with sink unit and drainer, electric cooker point, breakfast bar, plumbing for washing machine and tiled splashbacks.

### **Inner Lobby**

Built in airing cupboard.

### **Master Bedroom: 9'9" x 9'1"**

Window to front aspect, coved ceiling.







## Bathroom

Low level w/c, wash basin, panelled bath with shower over, partially tiled walls, extractor fan, window to side.

## Bedroom 2: 9'9" x 8'0"

Window to rear, wall mounted electric heater.

## OUTSIDE

The property benefits from communal gardens and parking. The Hermanus Holiday Park offers a heated outdoor swimming pool and a restaurant and bar.

The beach is within walking distance.

## ADDITIONAL INFORMATION

Tenure: Freehold

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

Annual maintenance charge: £2,700 per annum approx.

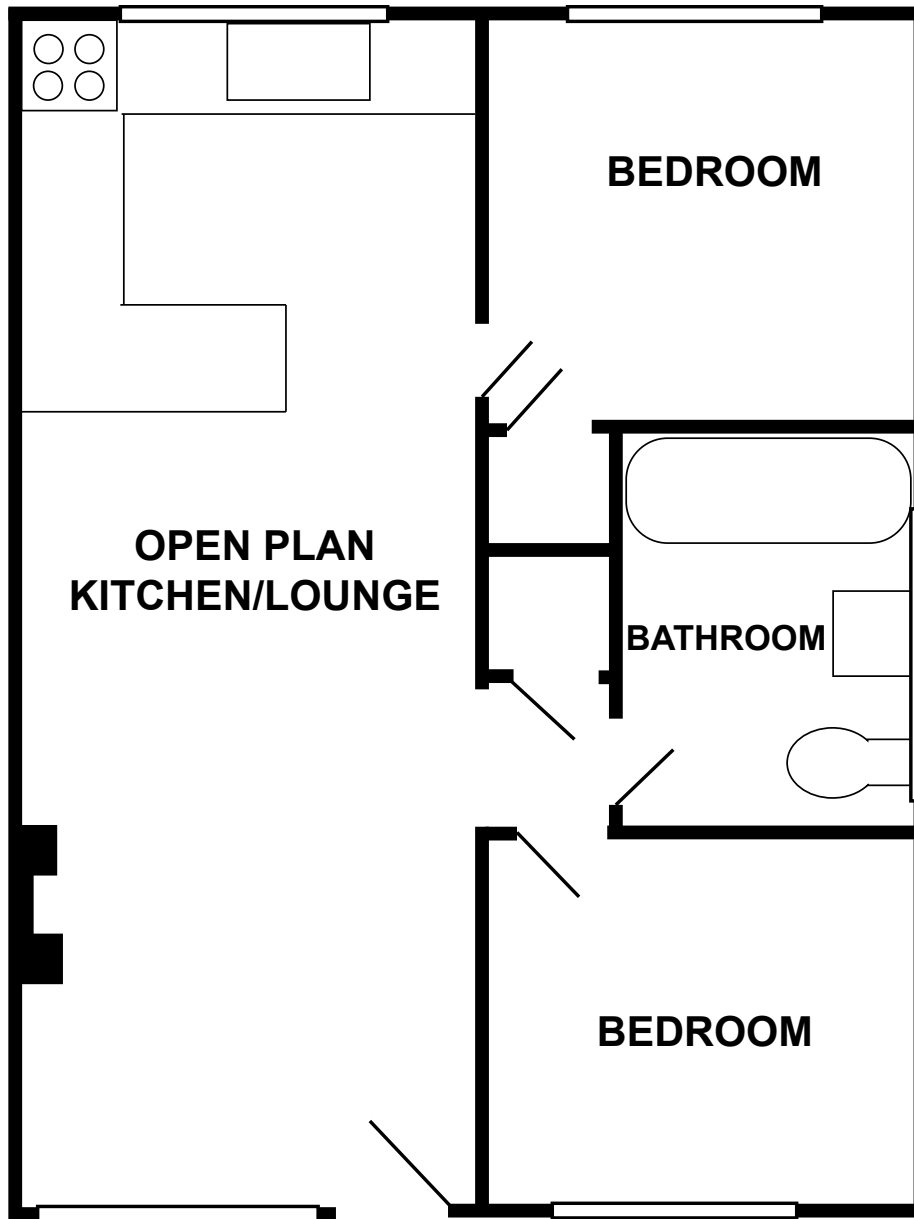
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <span>EU Directive 2002/91/EC</span>		

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