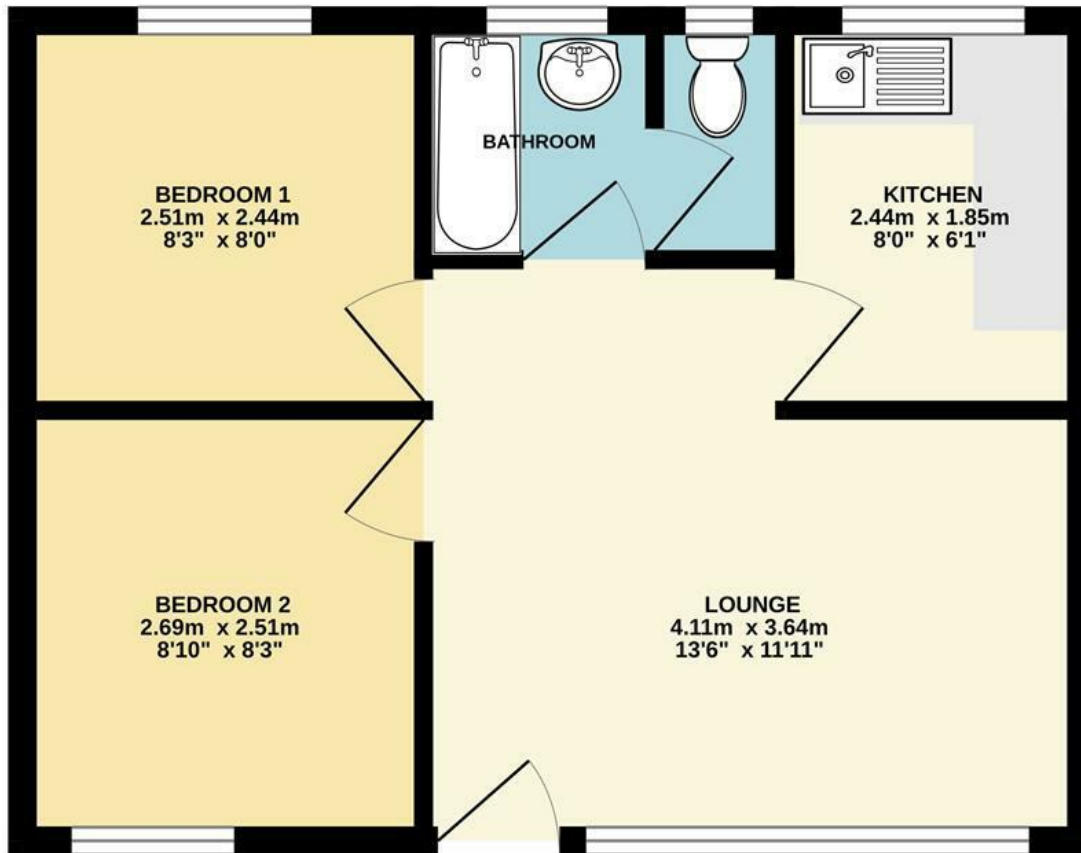


GROUND FLOOR  
34.0 sq.m. (366 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

TOTAL FLOOR AREA : 34.0 sq.m. (366 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Paston Road | Norwich | NR11  
Offers In Excess Of £100,000



abbotfox are pleased to offer for sale this smart and tidy semi-detached, brick built, two bedroom holiday chalet benefitting from year round holiday use. The property is available for someone to let as a holiday rental or indeed simply use for their own pleasure.

Situated in the popular coastal village of Mundesley, the accommodation is comprised of a fitted kitchen, a lounge/dining room, two bedrooms and a bathroom. In good order throughout this fully furnished chalet has been well maintained by the current owner and is ready to use straight away as either a personal holiday home or as an income generating holiday let. Outside there is a communal lawned area to enjoy and there is off road parking available on the sites private carpark.

There are 50 years left on the lease and the service charges & ground rent equate to approximately £1200pa

