



Mundesley, NR11
Offers In Excess Of £95,000

abbotFox

GROUND FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 30 | |
| (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.



abbotFox Estate Agents are pleased to offer this Semi Detached Holiday Chalet which is situated in a well maintained site and is within close proximity to the popular sandy beach and shops.

The two bedroom bungalow is equipped with an open plan living room with a flat-screen TV with streaming services, a fully equipped kitchen with a dishwasher and oven, and one bathroom with walk-in shower. The property is immaculately presented, and has been fully renovated by the current owners and has been a successful holiday let, but would also be a brilliant personal second home/holiday home

A stone's throw from one of the best beaches in the area, this home offers the best of coastal living. Mundesley is a well served and active village and is also well positioned from which to explore the coast, the Broads and the countryside across this beautiful area.

The seaside village of Mundesley offers a range of shopping facilities including post office and other amenities including two schools, an excellent 9 hole golf course and a health centre. A bus service operates to the resort town of Cromer, the market town of North Walsham and links to Norwich City Centre where more comprehensive facilities can be found.

The North Norfolk Coast is renowned for its sandy beaches, bird reserves and excellent sailing facilities is close by and the famous Norfolk Broads are within easy reach with Wroxham, the acknowledged centre of the Broads network situated about ten miles away. The picturesque Georgian town of Holt is about 12miles and has excellent shopping facilities as well as being the home of Gresham's public school.

Please note that the chalets are for holiday use only and can be occupied between 1st March and 31st October and for a period not exceeding 30 consecutive days. The site is also open between 16th December and 14th January.

