

Arnolds | Keys



8 Eastcliff Paston Road, Mundesley, NR11 8AW

Price Guide £145,000

- Semi-detached
- Superb sea views
- Shower room
- Well presented
- Two double bedrooms
- Modern kitchen
- Electric panel heating
- Close to beach

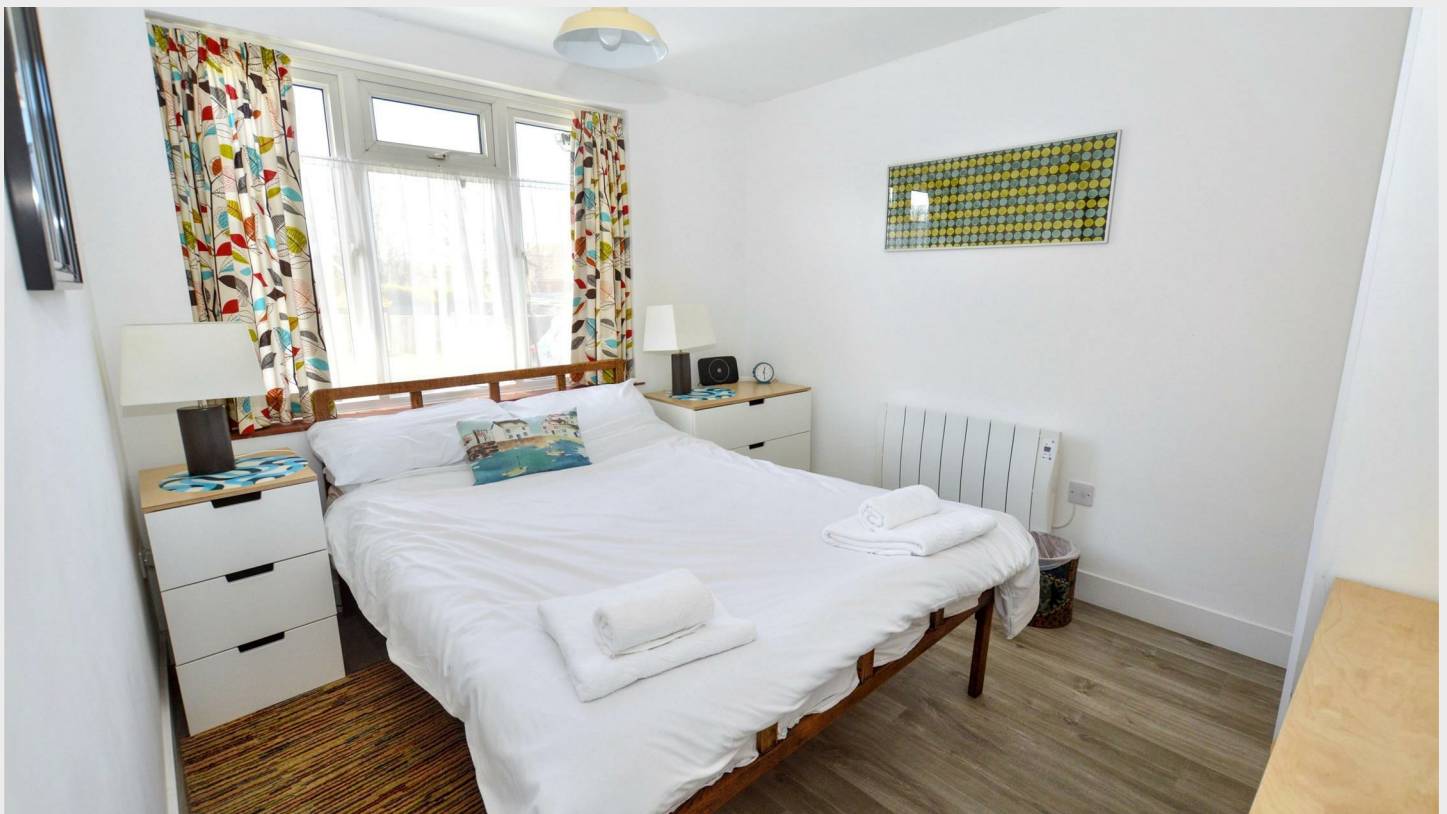
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A rare opportunity to acquire this Freehold chalet with full residential occupancy allowed. Located in the lovely village of Mundesley, being just a stones throw from the beach, cliff top walks and village centre.

The chalet is offered with No Onward chain, modern kitchen and shower room, superb uninterrupted sea views and off road parking. One not to be missed.



Council Tax Band: A



FRONT PORCH

UPVC double glazed door opening into the front porch with full glazed door into the open plan kitchen/lounge/diner.

OPEN PLAN KITCHEN/DINER/LOUNGE

KITCHEN/DINER

UPVC double glazed window to the front, giving stunning sea views. A modern kitchen with contrasting units, having grey base and drawer units with inset stainless steel one and half bowl sink with mixer tap, hot water cylinder in cupboard beneath. Inset electric hob and extractor above, built in electric cooker. White wall cupboards with open shelving above and built in fridge/freezer. There is a nice space for table and chairs, grey luxury vinyl tile throughout the whole of the property.

LOUNGE AREA

Another large window with uninterrupted sea views, a super space to sit, read, relax and take in the views. Ceiling light, two electric heaters, doors to inner hallway and utility room.

UTILITY/REAR PORCH

Brick base with UPVC double glazed windows to sides and rear and double glazed door to the side. Large storage cupboard, power and ceiling light with space and plumbing for washing machine. Luxury vinyl tiled flooring.

INNER HALLWAY

Laminate wood flooring, doors to bathrooms and bedrooms, ceiling light.

BEDROOM ONE

UPVC double glazed window to the rear, built in wardrobe, wall mounted electric heater, ceiling light, luxury vinyl tiled flooring.

BEDROOM TWO

UPVC double glazed window to the rear, another lovely bright room can be used as a twin or double, built in wardrobe, ceiling light, luxury vinyl tiled flooring. Wall mounted electric heater.

SHOWER ROOM

UPVC double glazed window to the rear, vinyl flooring. Vanity wash hand basin with counter top storage and closed couple WC, walk in shower cubicle with sliding glazed doors and electric shower over. Wall mounted electric towel heater. A beautiful modern shower room.

OUTSIDE

To the rear of the property there are two parking spaces, and to the front there is a large communal grass area, ideal for sitting and watching the views out to sea. From the property it is just a stones throw onto the beach and short walk to village centre.

AGENTS NOTE

This is a Freehold property and has 12month residential use. There is mains water, sewage and electricity connected to the property. No onward chain. There is a ground rent charge £85 PA.





Viewings

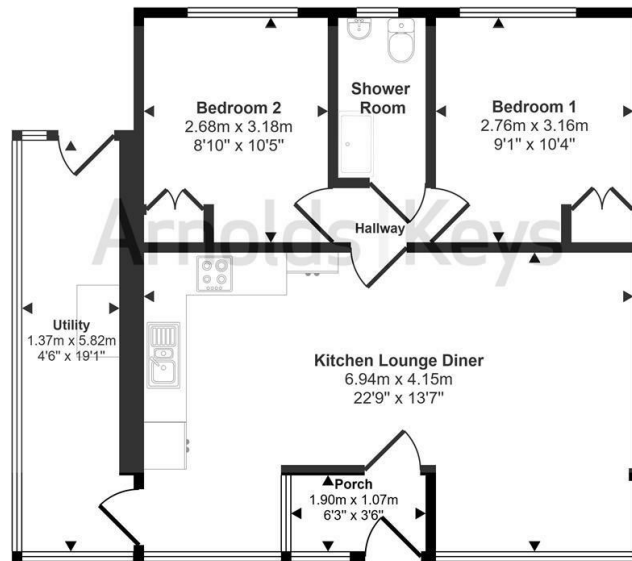
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
63 sq m / 675 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

