

# Arnolds | Keys



16, Weybourne Forest Lodges Sandy Hill Lane, Weybourne, NR25 7HW

Price Guide £250,000

- Freehold holiday chalet
- Two bedrooms
- Electric night storage heating
- Available fully furnished
- Twelve month occupancy \*\*
- Two bathrooms
- Recently replaced decking
- Does not attract additional Council Tax

## Weybourne Forest Lodges Sandy Hill Lane, Weybourne NR25 7HW

We are delighted to offer this freehold LODGE set amongst woodland in this highly favoured coastal village. The lodge forms part of an exclusive development of similar properties tucked away on the edge of Kelling Heath and within easy reach of the principal towns of Sheringham and Holt.

This particular lodge has been well maintained and in recent years the entire decking was replaced and the lodge re-painted. The property is being offered fully furnished (with a few exceptions) thus providing a wonderful opportunity for those seeking an affordable holiday home.



Council Tax Band: C



## ENTRANCE VERANDA

Recently replaced with Scandinavian larch and providing ample space for alfresco dining. Twin glazed doors then open to:

## LOUNGE/KITCHEN/DINING ROOM

A superb family space enjoying a beautifully proportioned open plan design with large windows to the front and roof lights to the side. Provision for TV, night storage heater, telephone connection (Wi-Fi available) turning stairs to first floor. The kitchen area has a comprehensive range of base and wall cabinets, inset stainless steel sink unit, inset electric hob with integrated electric oven, under counter refrigerator and integrated dishwasher.



## INNER HALLWAY

Night storage heater, part glazed door to rear balcony.

## BEDROOM 1

Night storage heater, window to rear aspect, two built in wardrobe/storage cupboards.

## SHOWER ROOM

Enclose corner shower enclosure with independent electric shower unit, vanity wash basin with cupboards beneath, close coupled w.c., wall mounted heater, heated towel rail, window to rear aspect.



## FIRST FLOOR

### LANDING

Night storage heater, Velux roof light. Two large built in store cupboards including a lagged hot water cylinder with immersion heater.

## BEDROOM 2

Night storage heater, windows and part glazed door opening to the BALCONY enjoying a secluded woodland setting.

## BATHROOM

Panelled corner bath with electric shower above, vanity wash basin with cupboards beneath, close coupled w.c., wall mounted heater, heated towel rail, window to rear aspect.



## OUTSIDE

The property stands in its own freehold plot with parking area for two/three vehicles.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. The property has a Council Tax Rating of Band C. The property may be occupied anytime during 12 months but any purchaser must also own another UK residential property. Current maintenance charge is £1730 pa.





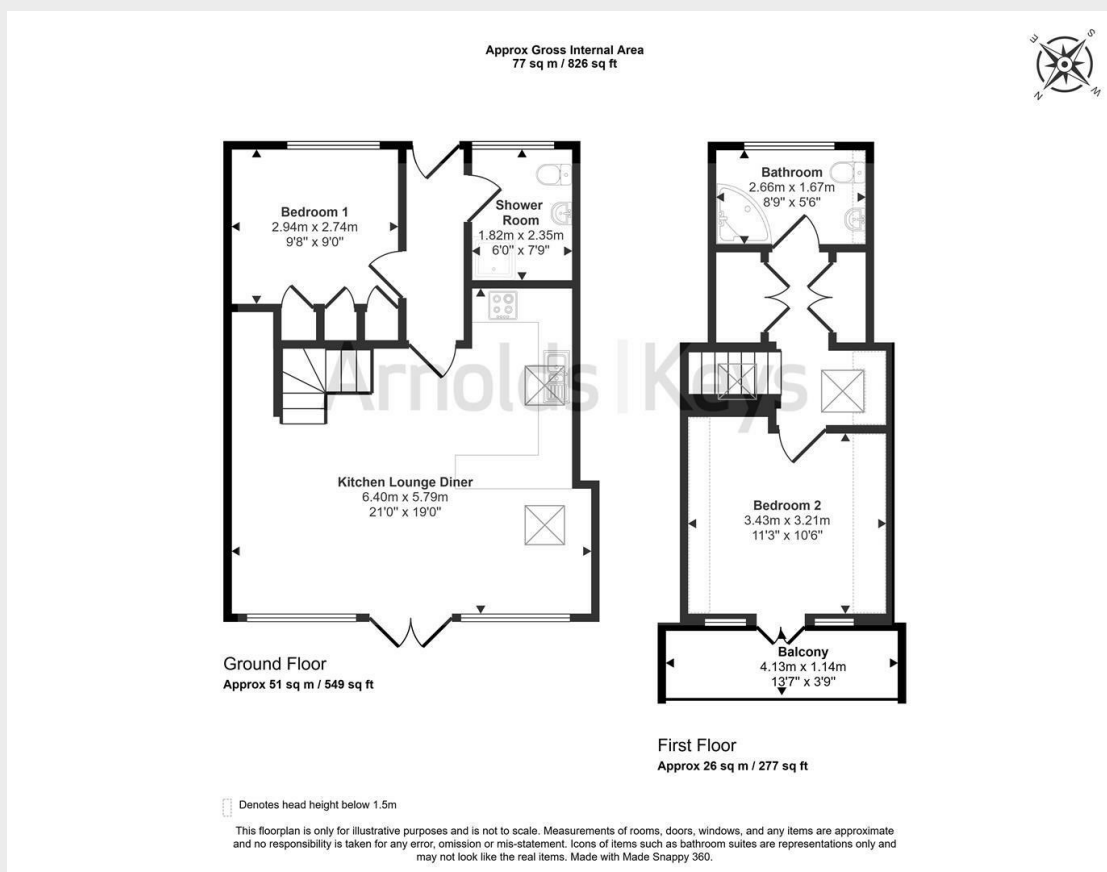
## Viewings

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) <b>A</b>                          |           | <b>86</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>65</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |



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.



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