



269 Sundowner Holiday Park Newport Road  
Hemsby  
Asking Price £29,950



# 269 Sundowner Holiday Park Newport Road

Hemsby

Aldreds are pleased to offer this very well presented end terraced holiday chalet situated on this quiet popular coastal village site located in the Newport area of Hemsby. The chalet offers accommodation including a larger than average living room, modern fitted kitchenette, two bedrooms and shower room. The property also benefits from double glazed windows and is being sold furnished and equipped for use. Outside there are communal lawned gardens with a southerly facing aspect and nearby car parking. The chalet is finished to a very good standard and an early viewing is recommended.

## Living Room

13'11" x 11'8" (4.26 x 3.58)

Part double glazed pvc entrance door to front, double glazed window to front aspect, wood effect laminate flooring, meter storage cupboard, tv point, 2 two seater sofas, table and chairs, open access to:

## Kitchenette

8'2" x 5'4" (2.51 x 1.65)

Fitted with a modern white gloss finish kitchen with matching wall and base units with work surface over, single drainer sink unit, built in electric oven and four ring ceramic hob, part metro tiled walls, wood effect laminate flooring, recesses with fridge/freezer and washing machine, under counter hot water heater, double glazed window to rear aspect.

## Bedroom 1

8'0" x 7'6" (2.46 x 2.29)

Plus storage recess, wood effect laminate flooring, double bed, bedside cabinet, double glazed window to front aspect.

## Bedroom 2

8'0" x 7'3" (2.44 x 2.21)

Plus storage recess, wood effect laminate flooring, bunk beds, double glazed window to rear aspect.

## Shower Room

Full width tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, tiled walls and flooring, frosted double glazed window to rear aspect.





#### Outside

The chalet faces a sunny southerly direction and immediately in front of the chalet is a covered small terrace beyond which are the communal grounds and nearby car parking.

#### Tenure

Leasehold - 99 year lease with 88 years currently remaining on the lease  
Ground rent and maintenance charges for year 2025/2026 - approximately £2,084

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'A'

#### Location

Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. At the beach end of the road are a number of cafes, shops and amusement arcades, ten-pin bowling, bingo, a play area and many different machines. A variety of seaside-style cafes and restaurants are available, offering sit-down meals, take-away fish and chips and Chinese food. Fun fairs, crazy golf courses and children's rides also feature on a number of sites along the street.

#### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, turn right into Newport Road, continue towards the end of the road, turn right into Sundowner Holiday Park, continue along the access road passing the site office and take the second access turning on the left hand side. Continue up the hill where the chalet can be found on the right hand side.



## Floor Plan



## Viewing

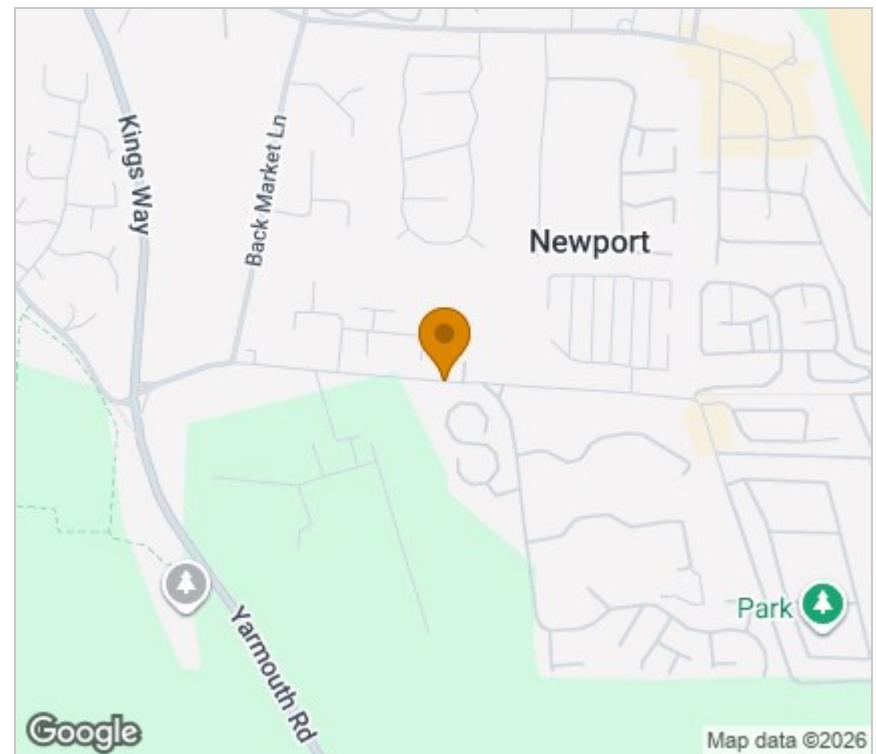
Please contact our Aldreds Great Yarmouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

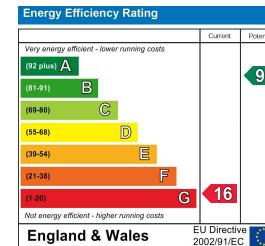
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## Area Map



## Energy Efficiency Graph



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