



Belle Aire Holiday Estate Beach Road

, Hemsby, NR29 4HZ

£29,950



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Aldreds are pleased to offer this very well presented two bedroom end terraced, holiday chalet facing a westerly direction and located in the popular Belle Aire Chalet Park. The chalet is well equipped and offers a modern fitted kitchen, shower room, two bedrooms and spacious living area. The chalet also offers the benefit of uPVC double glazed windows and doors. The property would make an ideal investment property and is offered with possible 50 week occupancy.

### Open Plan Living Room/Dining Area

15'4" x 9'6" (4.69 x 2.91)

Double glazed French doors and adjacent double glazed window to front aspect, wall mounted electric heater, cupboard housing the electric meter and fuse box, power points, tv point, wood effect laminate flooring, L-shaped leather sofa, table and chairs, doors leading off, open plan access to:-

### Kitchen Area

7'6" x 4'7" (2.3 x 1.41)

Fitted kitchen with a range of white gloss finish kitchen units with wall and matching base units with polished finish roll top work surfaces and tiled walls over, hot water heater, electric cooker, fridge/freezer, washing machine, stainless steel sink and drainer, power points, tiled flooring.

### Bedroom 1

9'5" x 7'1" (2.89 x 2.18)

Double bed, double glazed window to rear aspect, fitted carpet electric heater, wall mount television, shelving, bedside cabinets.

### Bedroom 2

9'5" x 7'1" (2.89 x 2.18)

Two single beds, double glazed window to rear aspect, electric heater, wall mount television, bedside cabinet, shelving.

### Shower Room

Aqua panelled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, aqua panelled walls and vinyl flooring, wall mounted electric radiator, frosted double glazed window to front aspect.

### Outside

Immediately in front of the chalet is a low maintenance westerly facing paved terrace and beyond the chalet sits in well maintained communal lawned grounds with on site parking available close by along with onsite facilities and is located conveniently on Beach Road with close access to all the village amenities and the beach.





### Tenure

Leasehold - there are approximately 50 years remaining on the lease. The current site fees for 2023 are approximately £2700 Plus VAT, which is from 1st March until 31st October and that also includes 2 weeks over the Christmas period. There are additional costs for the period from 31st October until 14th January (£880) and again from 1st to 28th February (£550), these are optional.

### 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, continue into Kings Way, at the mini roundabout turn right into Beach Road, turn right into Belle Aire Chalet Park and continue to the bottom of the site where the chalet can be found on the right hand side block.

Y12724/05/26/CF



## Floor Plan



## Viewing

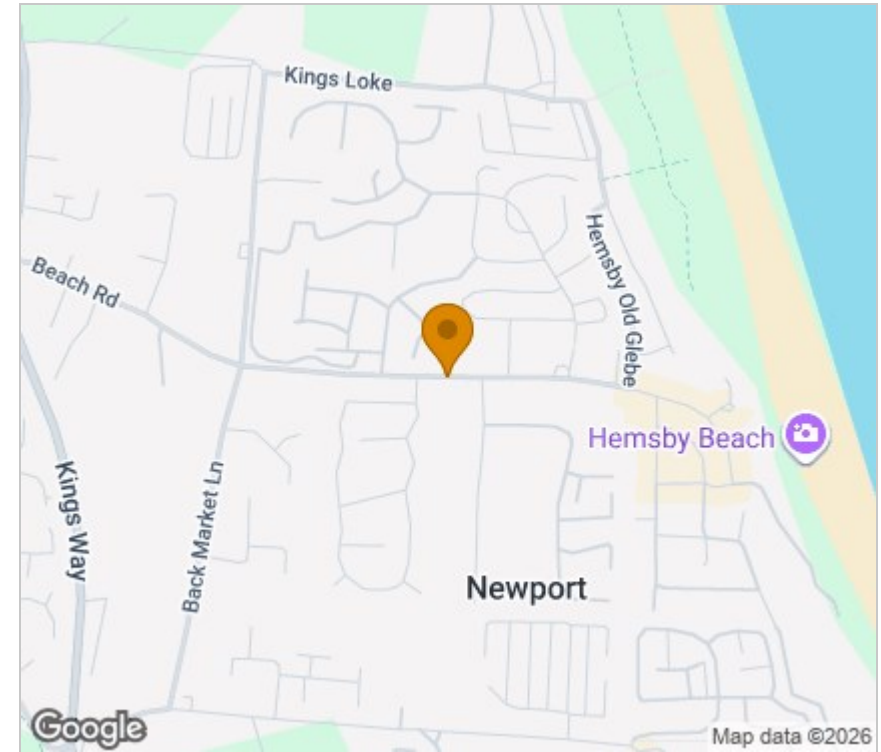
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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