



Sundowner Holiday Park Newport Road

, Hemsby, NR29 4NW

£26,000



## Sundowner Holiday Park Newport Road

, Hemsby, NR29 4NW

Aldreds are pleased to offer this attractively presented mid terraced holiday chalet situated on this quiet popular coastal village site located in the Newport area of Hemsby. The chalet offers accommodation including living room, kitchenette, two bedrooms and quality shower room. The property also benefits from double glazed windows and is being sold furnished and equipped. Outside there are communal lawned gardens and nearby car parking. The chalet is finished to a good standard and an early viewing is recommended.

### Living Room

11'8" x 11'6" (3.58 x 3.51)

Part double glazed uPVC entrance door to front, double glazed window to front aspect, fitted carpet, meter storage cupboard, wall mount tv point, sofa and armchair, table and chairs, electric heater, open access to:

### Kitchenette

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

Fully fitted kitchen with white matching wall and base units with work surfaces over, single drainer stainless steel sink unit, freestanding electric cooker, part tiled walls, wood effect laminate flooring, recess with fridge/freezer, double glazed window to rear aspect, under counter space saving instant hot water heater.

### Bedroom 1

8'0" x 7'4" (2.46 x 2.26)

Plus built in wardrobe cupboard, bedside cabinet, double glazed window to front aspect, fitted carpet, double bed.

### Inner Lobby

Doors leading off to:

### Bedroom 2

8'0" x 7'6" (2.44 x 2.29)

Plus wardrobe storage, bunk beds, double glazed window to rear aspect, fitted carpet, bedside cabinet.

### Shower Room

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

### Outside

Immediately in front of the chalet is an area of paved patio. The chalet sits in communal lawned grounds with parking nearby.





### Tenure

Leasehold. Commenced 1 April 2014 for 99 years - 93 years left on the current lease.

Ground rent and maintenance charges for 2025/2026 - £2250.25 approximately - Payment for this is 50% in May & 50% in September.

Site opens from 1st March to 31st October.

### 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.

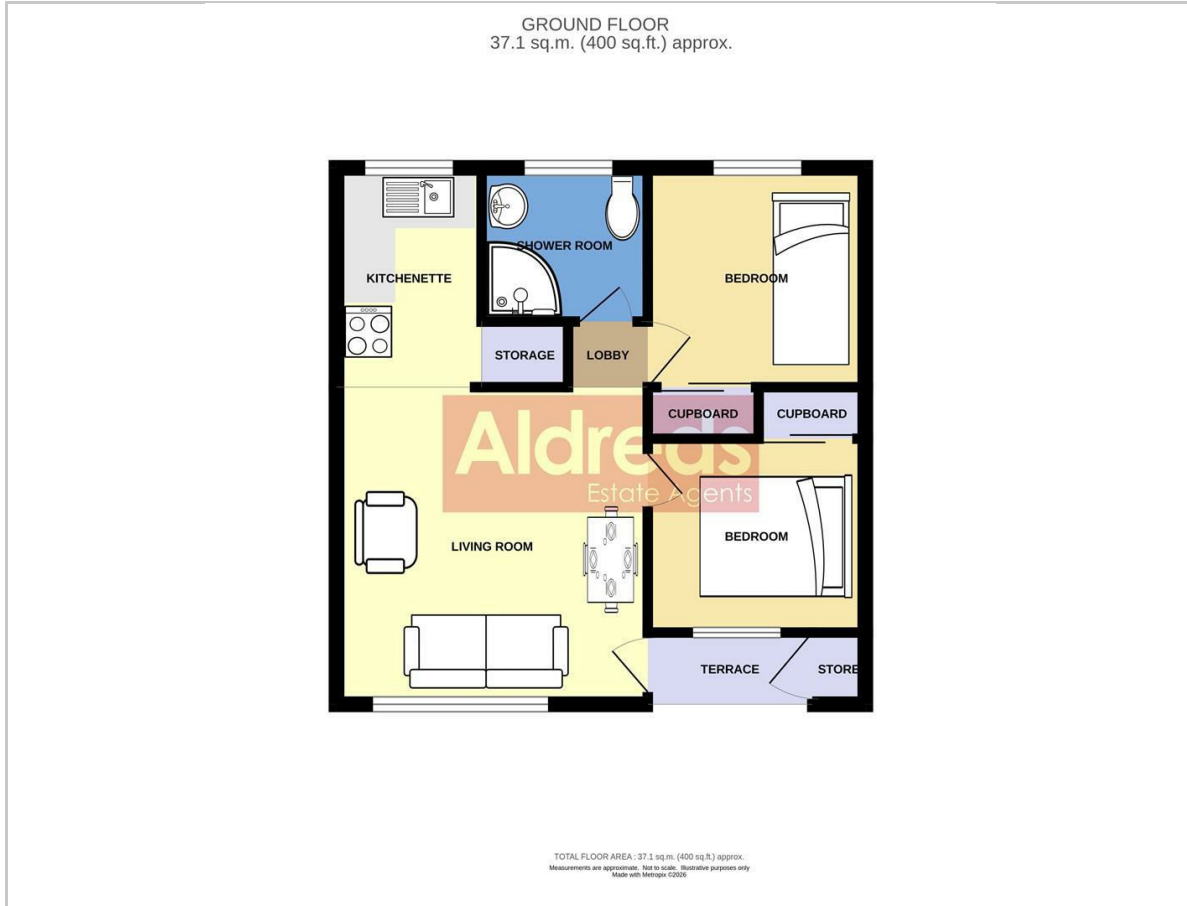
### Directions

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 on the left hand side, and turn immediately left and follow the road all the way down to the top right hand corner where the chalet can be found on the right hand side.

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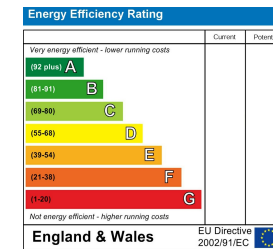
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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