



143 Belle Aire Beach Road  
Hemsby, Great Yarmouth, NR29 4HZ  
£32,500



## 143 Belle Aire Beach

Hemsby, Great Yarmouth, NR29

Aldreds are delighted to offer this very well presented mid terraced holiday chalet located in the much sought after Belle Aire Chalet Park. The chalet is sold inclusive of all furniture, fixtures and fittings and is situated in a quiet quadrant with a westerly facing aspect. The chalet offers a modern fitted kitchen, shower/wet room, two bedrooms, good quality furnishings throughout, double glazed windows and doors, additional insulation to the shower room and rear walls. Early internal viewing is highly recommended .

### Living Room/Dining Area

15'5" x 9'7" (4.70 x 2.92 (4.69 x 2.91))

Attractive wood grain finish grey laminate flooring, USB sockets, tv point and tv, sofa (armchair not included), double glazed window and doors to front terrace, table and chairs (nest of tables not included), doors leading off and open plan to:

### Kitchen Area

7'7" x 4'8" (2.31 x 1.42)

Fitted with wood grain finish wall and matching base units with granite effect work tops over, new instantaneous water heater, circular bowl sink with shallow drainer and mixer tap, under counter fridge, worktop oven and grill, two ring induction hob with extractor hood over, microwave, metro tiled walls, wood grain finish grey laminate flooring.

### Bedroom 1

9'6" x 7'2" (2.90 x 2.18)

Double glazed window to rear aspect with fitted curtains, two single beds, mirror fronted wardrobe, USB socket, fitted carpet.

### Bedroom 2

9'6" x 7'2" (2.90 x 2.18)

Double glazed window to rear aspect with fitted curtains, two single beds, mirror fronted wardrobe, USB socket, fitted carpet.

### Shower/Wet Room

Insulated and aqua boarded walls with tiling to the floor and a wet room drain to the shower area with electric power shower, new instantaneous water heater, curtain and rail, wide vanity unit with inset wash basin, low level wc, storage unit, mirror with light, chrome electric towel rail/radiator, electric fan heater, frosted double glazed window to front aspect.

### Outside

The chalet sits in well maintained communal grounds with on site parking. The Belle Aire Chalet Park offers on site facilities including a well run club house and is located with in easy access of the attractions of Beach Road Hemsby. Immediately in front of the chalet is a paved sun trap terrace which faces a westerly direction. (garden storage not included)





### Tenure

Leasehold.

99 years from 28 February 1972

Site fees for 2022/2023 = £2900 approximately including ground rent and service charge

Site open 1st March - 31st October  
(Additional cost to 14th January)

Dogs allowed

### Council Tax

Great Yarmouth Borough Council - Band A (10% reduction applies for holiday use).

### Services

Mains water, electric and drainage.

### 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.

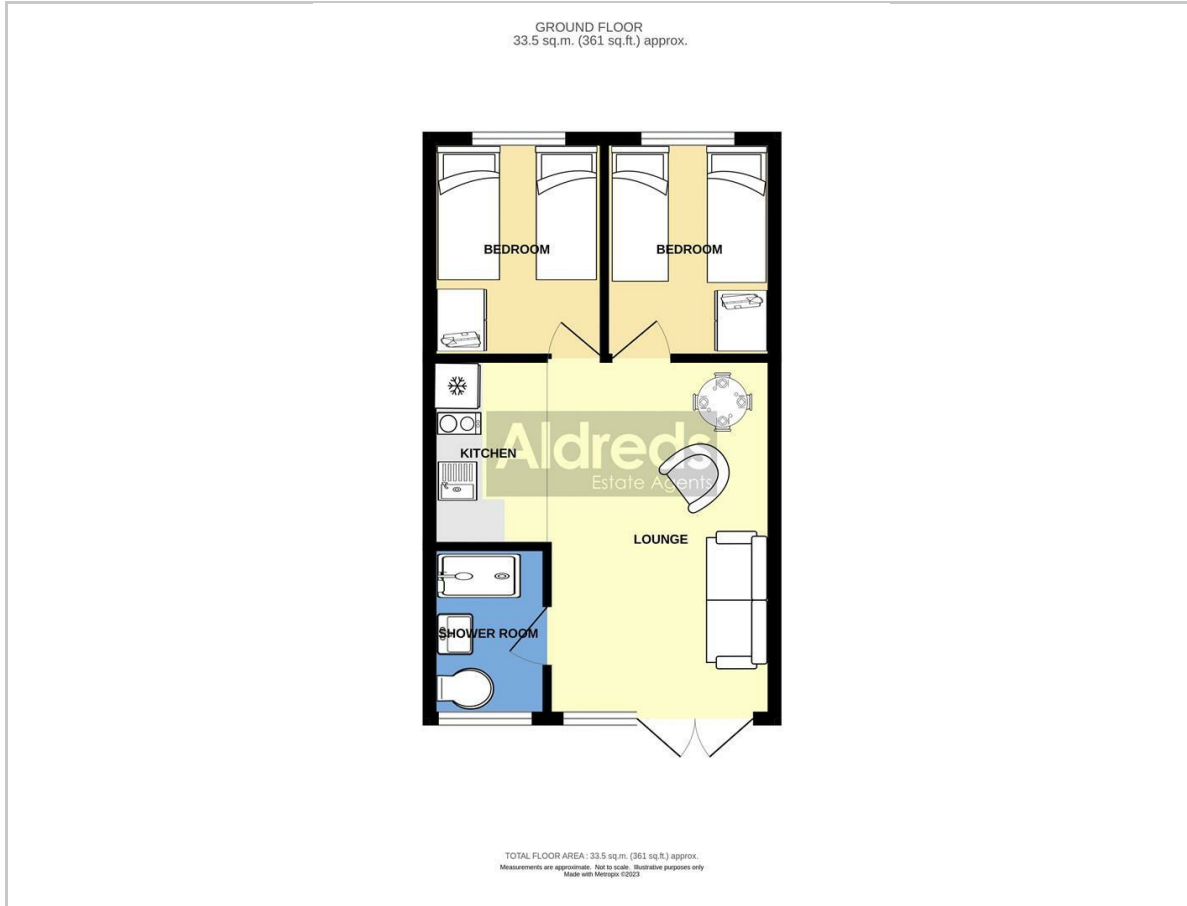
### Directions

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, continue a short way along before turning into the communal parking area to the right where the chalet can be accessed on foot backing onto the main access road.

Y12739/05/26/CF



## Floor Plan



## Viewing

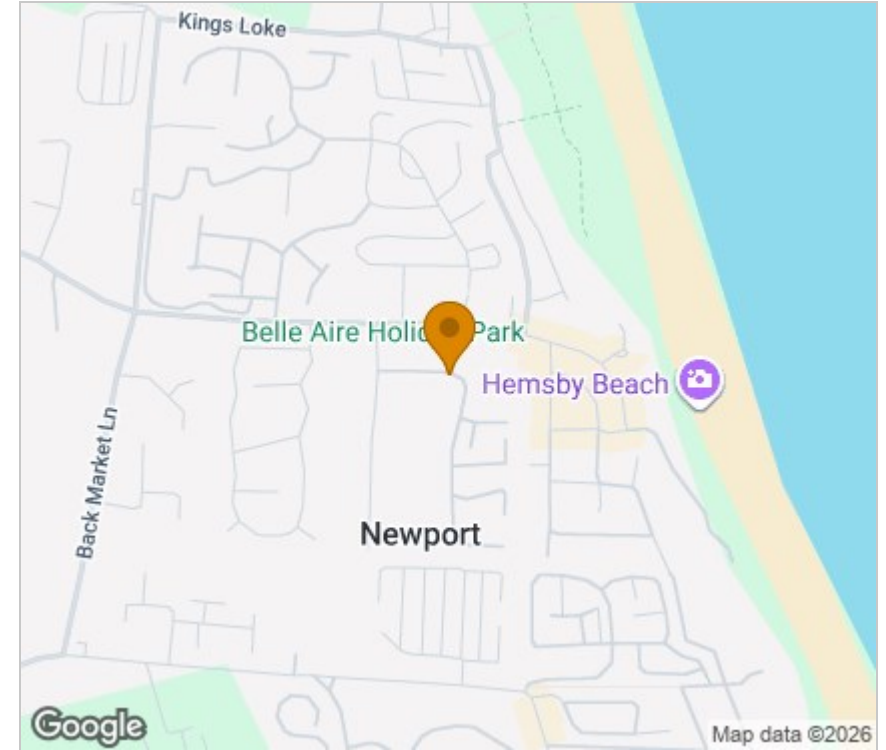
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

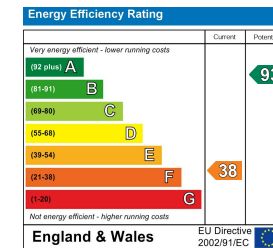
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Area Map



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA