



361 Sundowner, Newport Road
Hemsby, NR29 4NW
£22,000



361 Sundowner, Newport

LONG LEASE Aldreds are pleased to offer this well maintained and 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 living room, modern fitted kitchenette, two bedrooms and shower room. The property also benefits from double glazed windows and is being sold fully equipped with furnishings. Outside there are communal lawned gardens and adjacent 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 PVC entrance door to front, double glazed window to front aspect, fitted carpet, meter storage cupboard, tv point, three seater sofa and arm chair, table and chairs, , open access to:

Kitchenette

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

Fitted with a wood effect kitchen with matching wall and base units with granite effect work surfaces over, single drainer sink unit, free standing electric cooker, part tiled walls, tile effect flooring, recess with fridge/freezer, double glazed window to rear aspect, built in cupboard housing the hot water cylinder.

Bedroom 1

8'3" x 8'3" (2.53 x 2.52)

Double glazed window to front aspect, fitted aspect, double bed and wardrobe.

Bedroom 2

8'1" x 8'0" (2.47 x 2.46)

Triple bunk bed, chest of drawers, fitted carpet, double glazed window to rear aspect.

Shower Room

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





Outside

Immediately in front of the chalet is a covered small terrace beyond and outside store beyond which are the communal grounds and adjacent car parking.

Tenure

Leasehold - 99 year lease that commenced in 2008

Ground rent and maintenance charges for year 2024/2025 - approximately £1600 including VAT

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 follow the road around the bend at the bottom and after a short distance turn left in to the second car park where the chalet can be found at the bottom.

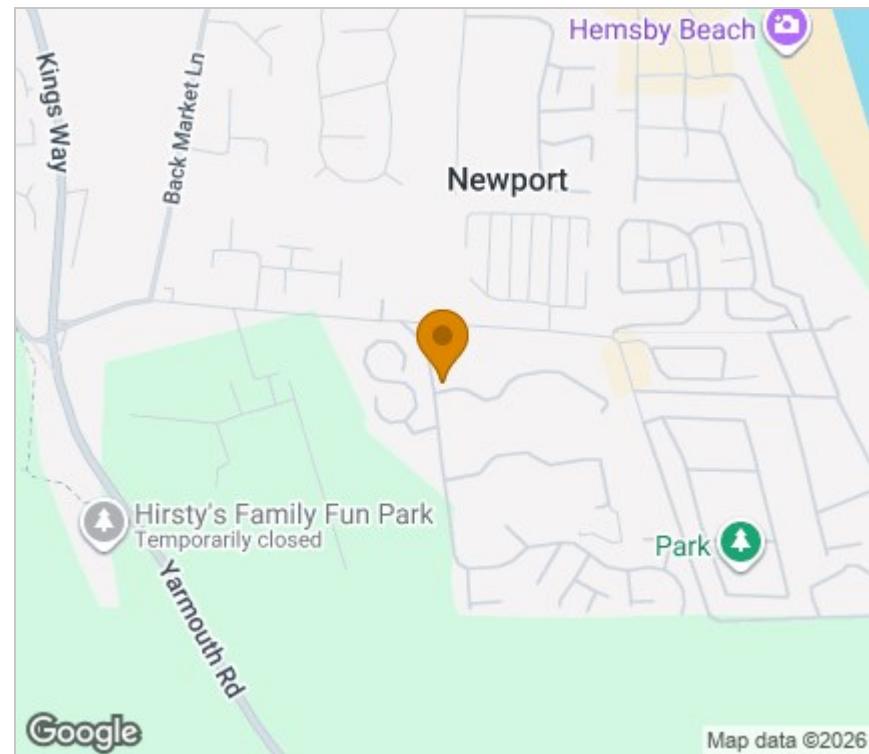
Ref: Y12287/11/SV



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.

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.

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

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.C. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA