



166 Sundowner Holiday Park Newport Road
Hemsby, Great Yarmouth NR29 4NW
£27,950



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Aldreds are pleased to offer this very well presented and well equipped, semi detached holiday chalet situated on this quiet popular coastal village site located in the Newport area of Hemsby. The chalet offers accommodation including an open plan living room in to a 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

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, wall mount tv point, 2 two seater leather sofas, table and chairs, arm chair, open access to:

Kitchenette

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

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

Bedroom 1

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

Plus wardrobe cupboard, fitted carpet, double bed, double glazed window to front aspect, electric panel heater.

Inner Lobby

Doors leading off to:

Bedroom 2

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

Plus wardrobe cupboard, fitted carpet, triple bunk bed, electric panel heater, double glazed window to rear aspect.

Shower Room

White suite with a full width tiled walk in shower cubicle with electric shower fitting, low level wc, pedestal wash basin, frosted double glazed window to rear aspect, wood effect vinyl flooring.

Outside

The chalet faces a sunny southerly directions 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 that expires in 2114

Ground rent and maintenance charges for year 2024 - approximately £2,226.75

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.

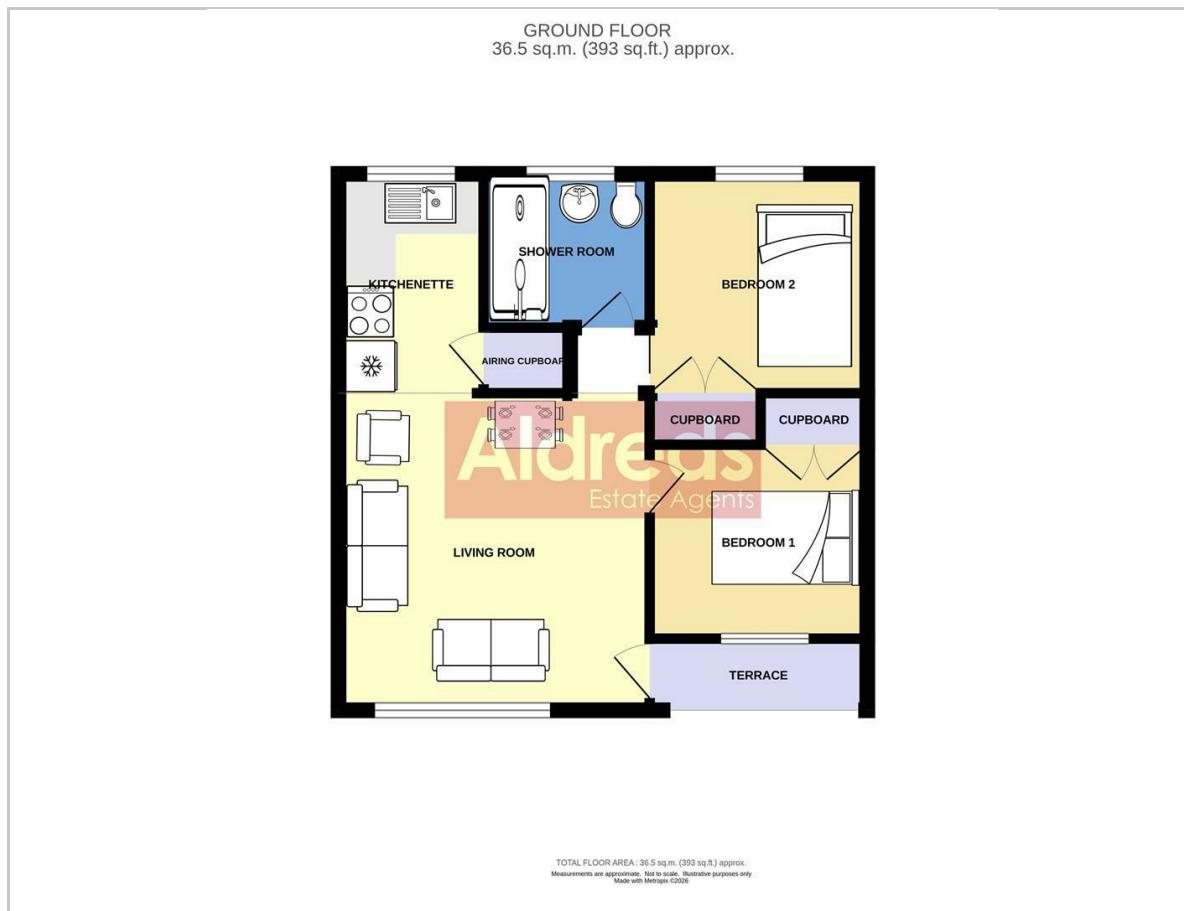
Directions

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 turn immediately left. Follow the road up and the chalet can be found on the right hand side after a couple of hundred yards.

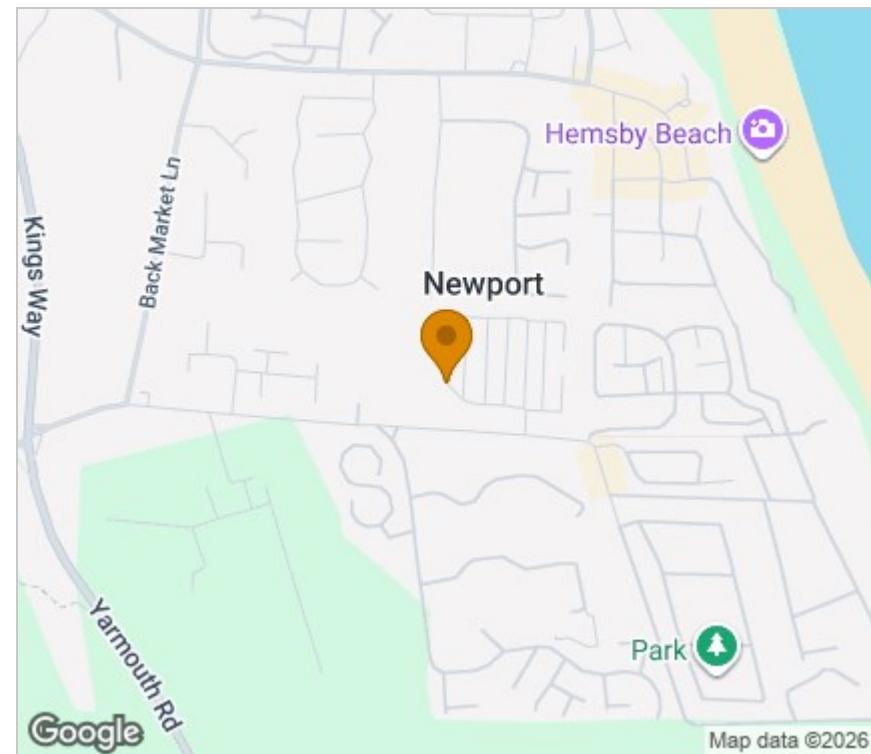
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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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