Aldreds
Estate Agents



Sundowner Holiday Park Newport Road

, Hemsby, NR29 4NW

£26,500

2 1 1

Aldreds are pleased to offer this highly individual and very well presented, end terraced holiday chalet on this popular quiet site within walking distance of local amenities. The property has been well maintained by the current owners and the interior layout altered to provide a bespoke one bedroom layout that can easily be changed back to a two bedroom layout if required. The chalet now offers a well equipped living space comprising of an open plan living/dining room in to the kitchenette and a double bedroom open plan to the en-suite shower room. The property also benefits from double glazed windows. An early viewing is recommended.







Living/Dining Room 20'0" x 11'5" maximum (6.10 x 3.50 maximum)
Part double glazed pvc entrance door, double glazed windows to front aspect, fitted carpet, storage recess, fitted breakfast bar seating, television point, open access to:

Kitchenette 7'8" x 5'10" (2.36 x 1.80)
Fitted kitchen with white wall and matching base units with work surfaces over, built in electric oven, dishwasher, four ring ceramic hob and overhead microwave, part tiled walls, tiled flooring, double glazed window to rear aspect.

Bedroom 8'0" x 7'6" (2.46 x 2.31)
Double glazed window to rear aspect, fitted carpet, built in storage cupboard in the recess with tiled surface over, part timber panelled walls, open access to:

En-Suite Shower Room 7'6" x 5'8" (2.31 x 1.73)
Corner quadrant tiled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc, chrome electric towel rail, additional electric heater, frosted double glazed window to rear aspect, fitted carpet.

Outside
Part covered terrace beyond which are communal grounds and nearby parking.

Agents Note
This superb chalet has been re-designed to suit the current owner with the second bedroom being incorporated to form additional living space. A second bedroom could easily be re-instated by re-creating the stud wall and door lining.

Tenure
Leasehold, with approximately 60 years remaining on the lease.

Ground rent and service charge: £1,766.94 per annum

Services
Mains water, electric and drainage

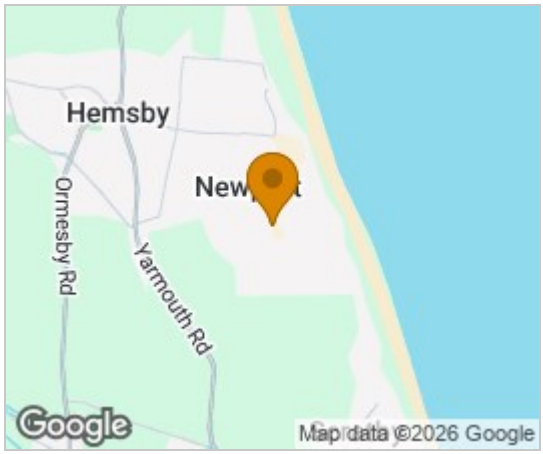
Council Tax
Great Yarmouth Borough Council - Band 'A'

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.

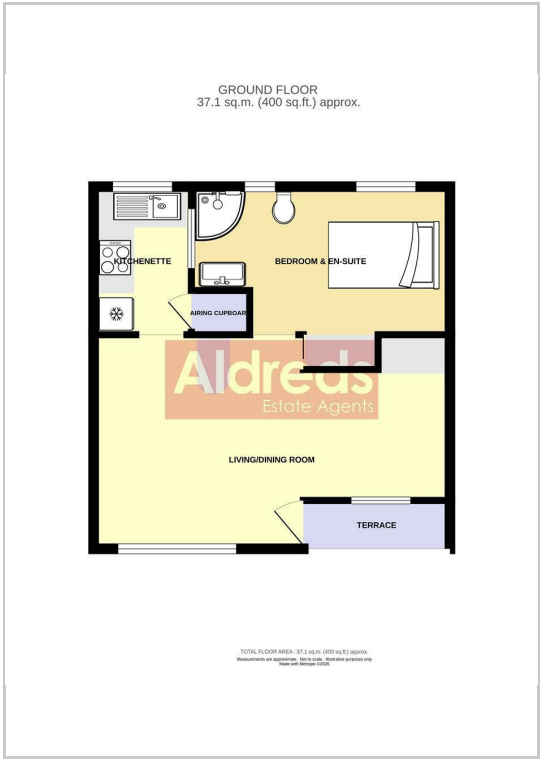
Directions
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, 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. Follow the road up and bear right where the chalet can be found at the top of the road.

Y12875/10/26/CF

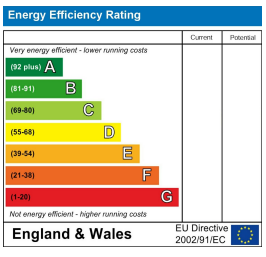
Area Map



Floor Plans



Energy Efficiency Graph



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: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA