



Long Beach Estate, Hemsby,  
Great Yarmouth, Norfolk, NR29 4JD

£465,000



***A highly individual detached chalet bungalow offering a flexible living space in a desirable area a stones throw from the Hemsby dunes and beach.***

***This property offers accommodation that would suit either retirement or family use with a porch opening on to a reception hall, superb l-shaped lounge/dining room, kitchen/breakfast room, utility room, ground floor guest bedroom with en-suite shower room and a further ground floor bedroom and family bathroom. On the first floor there is a huge master bedroom with Velux roof light providing superb views of the sea with an en-suite bathroom and additional sitting room area that can be used for a further bedroom.***

***Outside there is a private west facing sun trap garden, double driveway and brick and tiled garage.***

***The property also benefits from double glazed windows and oil central heating.***

***Must be viewed to be fully appreciated.***

#### **Entrance Porch**

Part double glazed pvc entrance door, double glazed window with fitted blinds to front aspect, tiled flooring, radiator, open access to:

#### **Reception Hall**

Attractive wooden staircase to first floor with open under stairs recess, recessed spot lights, fitted carpet, two radiators, deep built in airing cupboard housing the pressurised hot water cylinder, doors leading off to:

**Lounge/Dining Room** 23' 0" maximum x 22' 1" maximum (7.01m maximum x 6.73m maximum)

L-shaped room with double casement doors on to the hall, fitted moulder fireplace with electric fire, three radiators, triple aspect double glazed windows with fitted blinds, tv point, double glazed pvc French doors on to the rear garden, recessed spot lights.

**Kitchen/Breakfast Room** 15' 11" x 9' 5" (4.84m x 2.86m)

Extensively fitted with white wall and matching base units with polished finish work tops over, breakfast bar divider, one and a half bowl stainless steel sink unit, tiled flooring, part tiled walls, recess with LPG range cooker and extractor hood over, double aspect double glazed windows with fitted blinds to front aspect, radiator, wall mount tv point, recessed spot lights, space for a table, door to:

#### **Rear Lobby**

Part double glazed pvc rear entrance door, tiled flooring, radiator, door to:

**Utility Room** 7' 7" x 5' 4" (2.31m x 1.63m)

Fitted base units with work surface over and space and plumbing below for a washing machine and tumble dryer, part tiled walls, tiled flooring, double glazed window to side aspect, Worcester oil fired boiler.

**Bedroom 2** 11' 11" x 11' 11" (3.63m x 3.63m)

Including two built in double wardrobe cupboards, plus a recess with an additional built in wardrobe, radiator, double glazed window with fitted blinds to rear aspect, wall mount tv point, door to:

#### **En-Suite Shower Room**

Double width tiled shower cubicle with mains fed thermostatic shower fitting, low level wc, vanity unit with inset wash basin, tiled walls and flooring, extractor fan, frosted double glazed window with fitted blinds to side aspect, recessed spot lights.

**Bedroom 3** 11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed window with fitted blinds to rear garden, radiator, wall mount tv point.

**Family Bathroom** 8' 6" x 5' 4" (2.60m x 1.62m)

White suite comprising panel bath with shower mixer tap, low level wc, pedestal wash basin, tiled walls and flooring, extractor fan, frosted double glazed window with fitted blinds to side aspect, recessed spot lights, chrome towel rail/radiator, built in linen cupboard.

#### **First Floor**

**Sitting Room/Bedroom 4** 19' 0" x 13' 0" (5.78m x 3.95m)

Including the stairwell plus shallow bay with Velux double glazed skylight providing views over the dunes and sea beyond, tv point, two radiators, recessed spot lights. (This room could easily be sectioned off as a bedroom by the provision of a stud partition wall).

**Master Bedroom** 20' 6" x 12' 11" (6.26m x 3.94m)

Plus shallow bay with Velux double glazed sky light providing views over the dunes and sea beyond, wall mount tv point, fitted bedroom furniture, recessed spot lights, two radiators, access to:

#### **Dressing Room Area**

With fitted wardrobes and door to:

#### **En-Suite Bathroom**

Luxury white suite with Jacuzzi bath, bidet, vanity unit with inset wash basin, low level wc, recessed spot lights, extractor fan, chrome towel rail/radiator.







### Outside

To either side of the property there are tarmac driveways providing off street parking and access to the brick and tiled garage/workshop with up and over door, power and lighting, partition divider, personal door to rear. The remainder of the garden to the front has flower beds with brick boundary wall and wrought iron railings. A gated access leads in to the rear garden which is very private and faces a westerly direction with an area of suntrap patio beyond which is a lawned garden area. There is also a large summerhouse and greenhouse within the garden which is fully enclosed.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'



### Location

Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. There is a variety of shops, post office, medical centre, first school with older children attending the middle and high schools in Martham, a school bus service link, regular bus service to and from Great Yarmouth. The beaches are one of the major draws of Hemsby, with miles of sandy coastline. Large sand dunes form a natural barrier between the beach and the village behind it. Hemsby is split into two parts: Hemsby Village and Hemsby Beach. Hemsby Village is mainly the residential area located about a mile inland. Kings Way this is also the main location for buses into Great Yarmouth and Martham.

### 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 Kingsway, at the mini roundabout, take the third exit into Beach Road, continue a short way along, turn left into Kings Loke, turn left into Long Beach Estate, then immediately right, continue as the road bears round to the left where the property can be found a short way along on the left hand side marked by our 'For Sale' board.

### EPC Rating - TBC

Ref: Y11394/03/22



TOTAL FLOOR AREA : 157.0 sq.m. (1690 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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