



**Aldreds**  
Estate Agents



## 276 Belle Aire Chalet Park Beach Road

Hemsby, Great Yarmouth, NR29 4HZ

£30,000



Aldreds are pleased to offer this well presented mid terraced holiday chalet located in the much sought after Belle Aire Chalet Park. The chalet is being sold inclusive of all furniture, fixtures and fittings and offers a modern fitted kitchen, shower room, two bedrooms, uPVC sealed unit double glazed windows and doors. The chalet was also re-roofed in 2017. Early internal viewing is highly recommended .



**Living Room Area 15'5" x 9'7" (4.70 x 2.92 (4.69 x 2.91))**  
Part double glazed pvc entrance door and adjacent double glazed window to front aspect, power points, tv point, armchair and sofa, fitted carpet, doors leading off, open plan access to:-

**Kitchen Area 7'7" x 4'8" (2.31 x 1.42)**  
Fitted kitchen with a range of maple finish wall and matching base units with polished finish roll top work surface over, built in electric oven with ceramic hob over, fridge, microwave, washing machine, stainless steel sink and drainer with mixer tap, power points, part tiled walls, tiled flooring.

**Bedroom 1 9'6" x 7'2" (2.90 x 2.18)**  
Double glazed window to rear aspect, double bed, fitted carpet.

**Bedroom 2 9'6" x 7'2" (2.90 x 2.18)**  
Double glazed window to rear aspect, single bed, fitted carpet, wardrobe and high level storage.

**Shower Room**  
Tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin with hot water heater over, frosted double glazed window to front, fitted carpet.

**Outside**  
The chalet faces a westerly direction and has an area of paved patio in front and sits in well maintained communal lawned grounds with on site parking available close by along with the children's play area. Belle Aire offers Club Belle clubhouse and is located conveniently on Beach Road with close access to all the village amenities and the beach.

**Tenure**  
Leasehold - there are approximately 50 years remaining on the lease. The current site fees for 2023/2024 are approximately £2700 Plus VAT, which is from 1st March until 31st October and that also includes 2 weeks over the Christmas period. There are additional costs for the period from 31st October until 14th January (£880) and again from 1st to 28th February (£550), these are optional.  
Dogs are allowed.

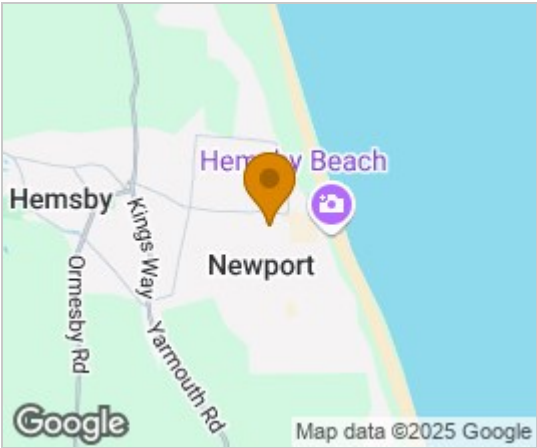
**Council Tax**  
Great Yarmouth Borough Council - Band 'A'

**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.

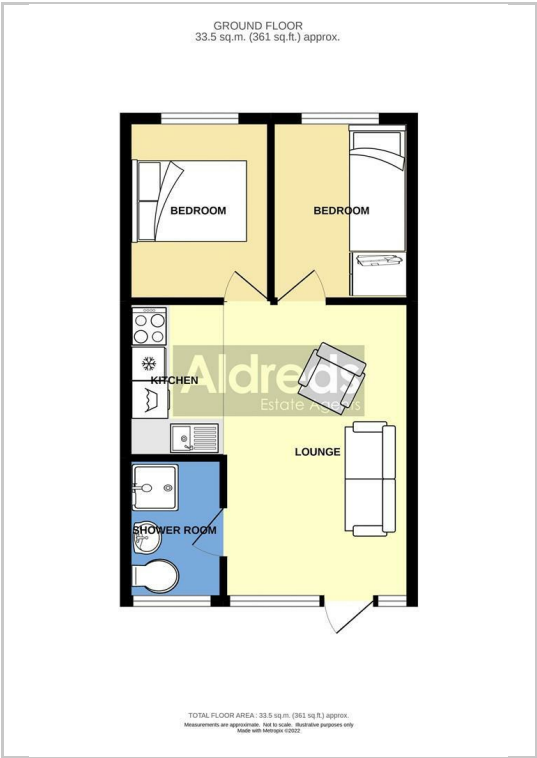
**Directions**  
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, continue into Kings Way, at the mini roundabout turn right into Beach Road, turn right into Belle Aire Chalet Park, after a short distance turn left and follow the road around the right bend and continue towards the bottom where the chalet can be found on the right hand side.

**EPC Rating - F (36)**  
**Ref: Y11461/05/22**

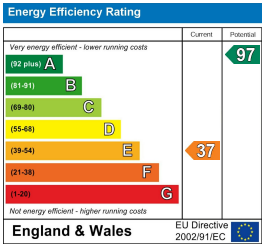
Area Map



Floor Plans



Energy Efficiency Graph



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