



## 121 Seadell Chalet Park Beach Road

Hemsby, Great Yarmouth, NR29 4HY

Offers Over £42,000



Luxury living by the sea is what can be found with this fully renovated, detached chalet finished to a high specification with quality fittings throughout. The current owners have renovated the chalet with re-decoration, a new fuse box along with fitting a new shower room and kitchen with appliances. The accommodation comprises of an open plan kitchen/living room, two bedrooms and shower room. An early viewing is recommended. The chalet is an established holiday let and we are advised by the vendors that it is compliant with current safety regulations.





### Open Plan Kitchen/Living Room 18'0" x 12'2" (5.49 x 3.71)

Lounge area with pvc double glazed entrance door, double glazed window to front aspect, wall mounted electric remote panel heater, tv point, new quality 12mm wood effect laminate flooring extending in to the kitchen area.

Kitchen area re-fitted with a quality light blue Shaker style kitchen with wall and matching base units with solid oak work surface over and metro filed splashbacks, inset stainless steel sink, built in electric oven, ceramic induction hob and stainless steel extractor over, recess with fridge, inset slimline dishwasher, Redring 6 litre new electric water heater, cupboard housing the electric meter and new RCD fuse box, double glazed window to rear aspect.

### Bedroom 1

Double glazed window to front aspect, grey timber panelling to walls with dado trim and feature wallpaper, quality 12mm wood effect laminate flooring.

### Bedroom 2 8'11" x 8'11" (2.72 x 2.72)

Double glazed window to rear aspect, washing machine with plumbing, quality 12mm wood effect laminate flooring.

### Shower Room

Re-fitted with a luxury suite comprising walk in tiled shower cubicle with 8mm glass screen and 9.5kw electric shower over, space saving rectangle wash basin, low level wc with soft close seat, quality 12mm wood effect laminate flooring, thermostatically controlled electric towel rail, tiled walls, two pvc double glazed windows to rear with fitted blinds.

### Outside

The property is situated in a quiet corner with lawned communal grounds and parking to the front of the chalet.

### Tenure

Leasehold

38 years from 01.03.2021 ending on and including 28.02.2059

Ground Rent & Maintenance Charge - £1276.00 per annum

Site open 1st March - 31st October

Dogs Allowed must be kept on a lead

### 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.

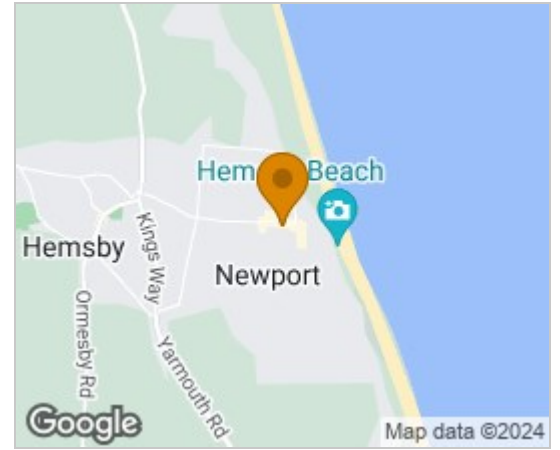
### Directions

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, continue over the mini roundabout into Kingsway, at the next mini roundabout turn right into Beach Road, turn right into Seadell Holiday Park and immediately right again. Follow th road around the left hand bend and continue towards the bottom taking the second turn left where the chalet can be found in the far right hand corner.

EPC Rating - TBC

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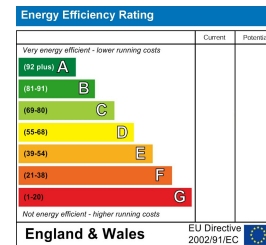
## Area Map



## Floor Plans



## Energy Efficiency Graph



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