

**Aldreds**  
Estate Agents



86 Sundowner Holiday Park Newport Road

Hemsby, Great Yarmouth, NR29 4NW

£30,000



## 86 Sundowner Holiday

Aldreds are pleased to offer this attractively presented end terraced holiday chalet situated on this quiet popular coastal village site located in the Newport area of Hemsby. The chalet offers accommodation including living room, kitchenette, two bedrooms and bathroom. The property benefits from double glazed windows and is being sold equipped with furnishings. Outside there are communal lawned gardens and nearby car parking.

### Living Room

11'8" x 11'5" (3.57 x 3.5)

Part double glazed entrance door to front, double glazed window to front aspect, meter storage cupboard, leather sofa and arm chair, wall mount tv point, fireplace with electric fire, table and chairs, open access to:

### Kitchenette

8'2" x 5'4" (2.51 x 1.64)

Fitted with white and wood grain finish wall and base units with work surface over, single drainer stainless steel sink unit, recess with electric cooker, part tiled walls, vinyl flooring, recess with fridge/freezer, double glazed window to rear aspect, built in airing cupboard housing the copper hot water cylinder.

### Bedroom 1

8'1" x 7'5" (2.47 x 2.27)

Plus built in wardrobe cupboard, double glazed window to front aspect, fitted carpet, double bed.

### Inner Lobby

Doors leading off to:

### Bedroom 2

7'11" x 7'6" (2.43 x 2.29)

Plus wardrobe cupboard, bunk bed, double glazed window to rear aspect, fitted carpet, dressing table and drawers.

### Bathroom

White suite comprising panel bath with electric shower fitting over, pedestal wash basin, low level wc, manly tiled walls, frosted double glazed window to rear aspect.

### Outside

Immediately in front of the chalet is an area of paved patio. The chalet sits in communal lawned grounds with parking nearby.





### Tenure

Leasehold.

99 year lease with approximately 91 years remaining

Site Fees 2023 - £1,500 approx. for 2022

Site opens from 1st March to 31st October.

Dogs are allowed on the site.

### 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.

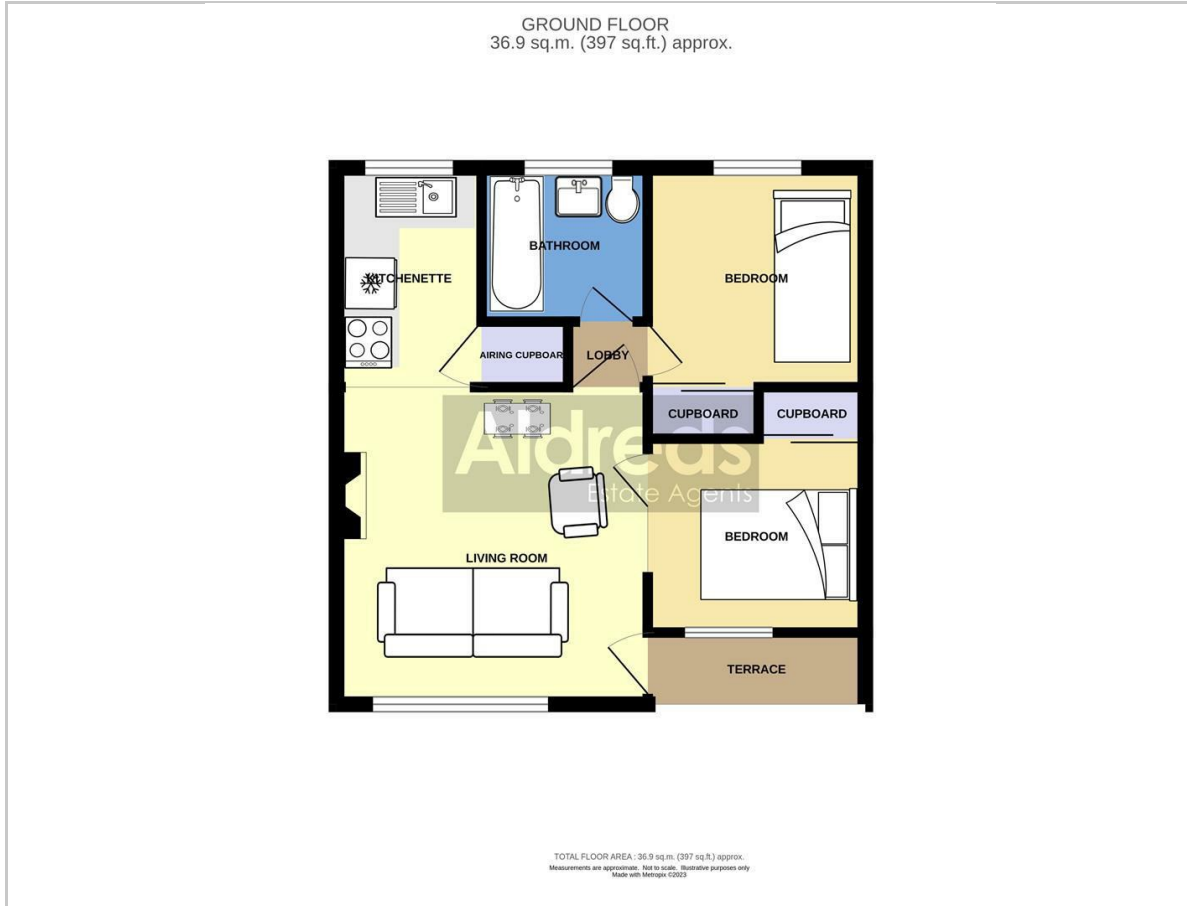
### Directions

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 down towards the top left hand of the site where the chalet can be found on the left hand side.

Ref: Y11922/11/23/CF



## Floor Plan



## 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.

### Disclaimer

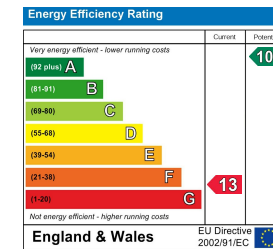
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## Area Map



## Energy Efficiency Graph



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