

**Aldreds**  
Estate Agents



313 Belle Aire Beach Road  
Hemsby, Great Yarmouth, NR29 4HZ  
Offers Over £53,000



## 313 Belle Aire Beach

Aldreds are delighted to offer this rare opportunity to acquire a three bedroom very well presented, spacious holiday chalet located in the much sought after Belle Aire Chalet Park. The chalet is being sold inclusive of majority furniture, fixtures and fittings. The chalet offers a modern fitted kitchen, shower room, three bedrooms, good quality furnishings throughout, uPVC sealed unit double glazed windows and doors. Outside is a west facing enclosed terrace. Early internal viewing is highly recommended .

### Open Plan Kitchen/Living Room

13'1",180'5" x 14'11" (4.55 x 4.55 )

Part double glazed pvc entrance door, double glazed windows to front and rear aspects, fitted olive coloured wall and base kitchen units with marble effect work surface over, part tiled walls, electric cooker and fridge/freezer, attractive vinyl plank flooring, sofa bed, table and chairs, wall mount tv point, doors leading off to:

### Bedroom 1

10'5" x 10'0" (3.18 x 3.07)

Double glazed window and pvc screen to front aspect, double bed, fitted carpet.

### Bedroom 2

7'3" x 6'11" (2.21 x 2.13)

Double glazed window to rear aspect, bunk beds, fitted carpet.

### Bedroom 3

7'3" x 6'7" (2.21 x 2.03)

Double glazed window to rear aspect, double bed, fitted carpet.

### Shower Room

Double width tiled shower cubicle, low level wc, pedestal wash basin, wood effect vinyl flooring, frosted double glazed window to rear aspect, tiled walls.

### Outside

The chalet has an area of enclosed low maintenance terrace with veranda immediately in front which faces a west direction. Beyond are well maintained communal lawned grounds with on site parking available close by along with the children's play area.





### 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.

### Council Tax

Great Yarmouth Borough Council - Band A (10% reduction for holiday use applies).

### Services

Mains water, electric and drainage.

### 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.

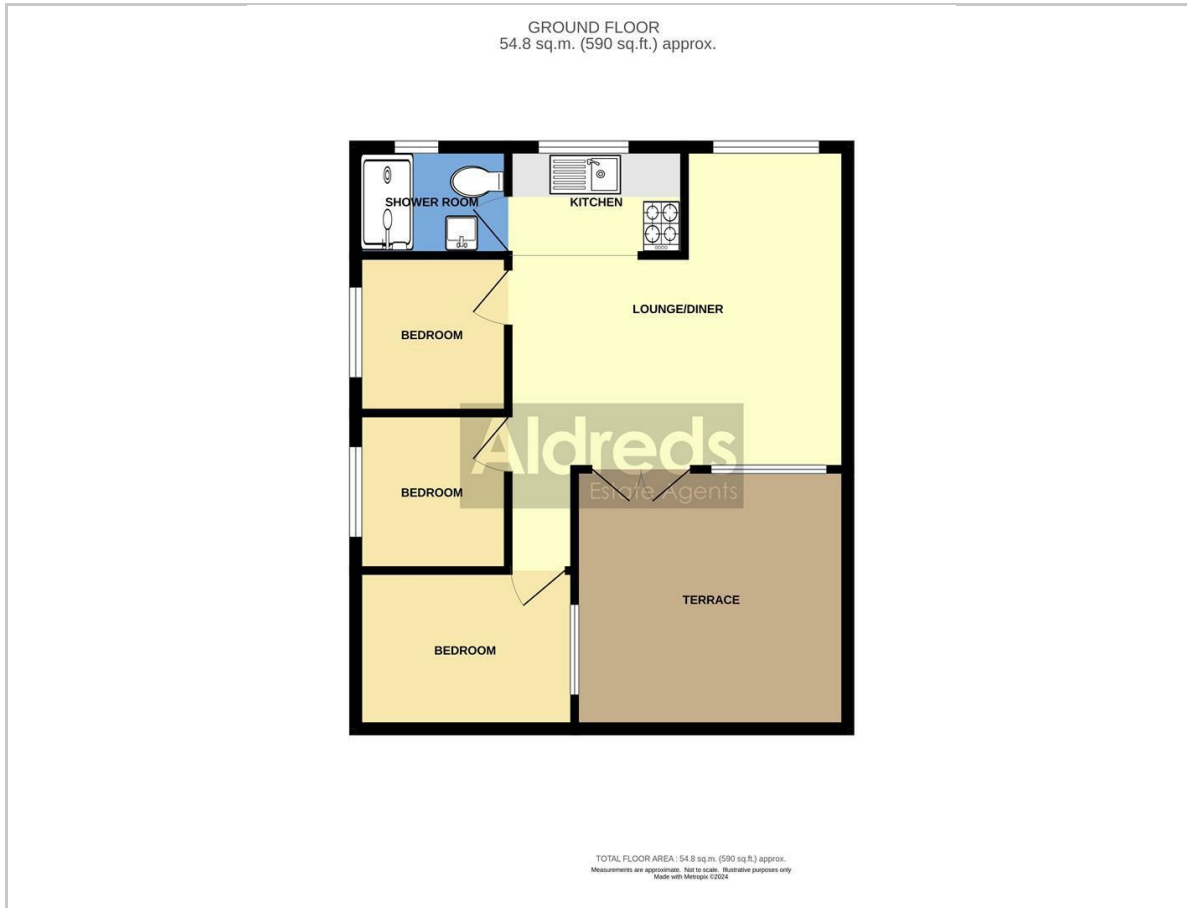
### Directions

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, continue a short way along before turning left passing the reception building and following the road down to the bottom. Park in the last car park on the right where the chalet can be found on the right hand side.

Ref: Y11982/02/24/CF



## Floor Plan



## Area Map



## Viewing

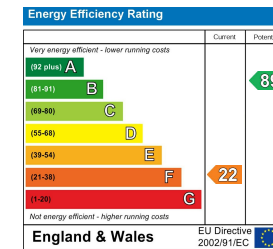
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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