



141 Sundowner Newport Road

Hemsby, Great Yarmouth, NR29 4NW

£49,995



## 141 Sundowner Newport Road

Aldreds are pleased to offer this rare opportunity to acquire a very well presented detached holiday chalet situated on this quiet popular coastal village site located in the Newport area of Hemsby. The chalet offers accommodation including an open plan kitchen/living room, three bedrooms and refurbished shower room. The property benefits from double glazed windows and is being sold equipped with furnishings. Outside there are communal lawned gardens and nearby car parking.

### Open Plan Kitchen/Living Room

#### Living Room Area

11'7" x 8'8" (3.55 x 2.65)

Part double glazed pvc entrance door, double aspect double glazed windows, tv point, wood effect laminate floor, open access to:

#### Kitchen Area

15'0" x 8'6" (4.59 x 2.60)

Fitted with a range of medium oak fronted wall and matching base units with marble effect worktops over, recess with electric cooker, single drainer sink unit with mixer taps, part tiled walls, recess with fridge. built in airing cupboard with hot water heater and space and provision below to fit a washing machine, wood effect laminate flooring, double glazed window to side aspect, door to:

#### Inner Lobby

Doors leading off to:

#### Bedroom 1

12'5" x 8'3" (3.79 x 2.53)

Including a storage recess, double glazed window to rear aspect, fitted carpet, double bed and drawers.

#### Bedroom 2

10'7" x 8'3" (3.24 x 2.53)

Plus storage recess, double glazed window to side aspect, fitted carpet, double bed, bedside cabinets and drawers.

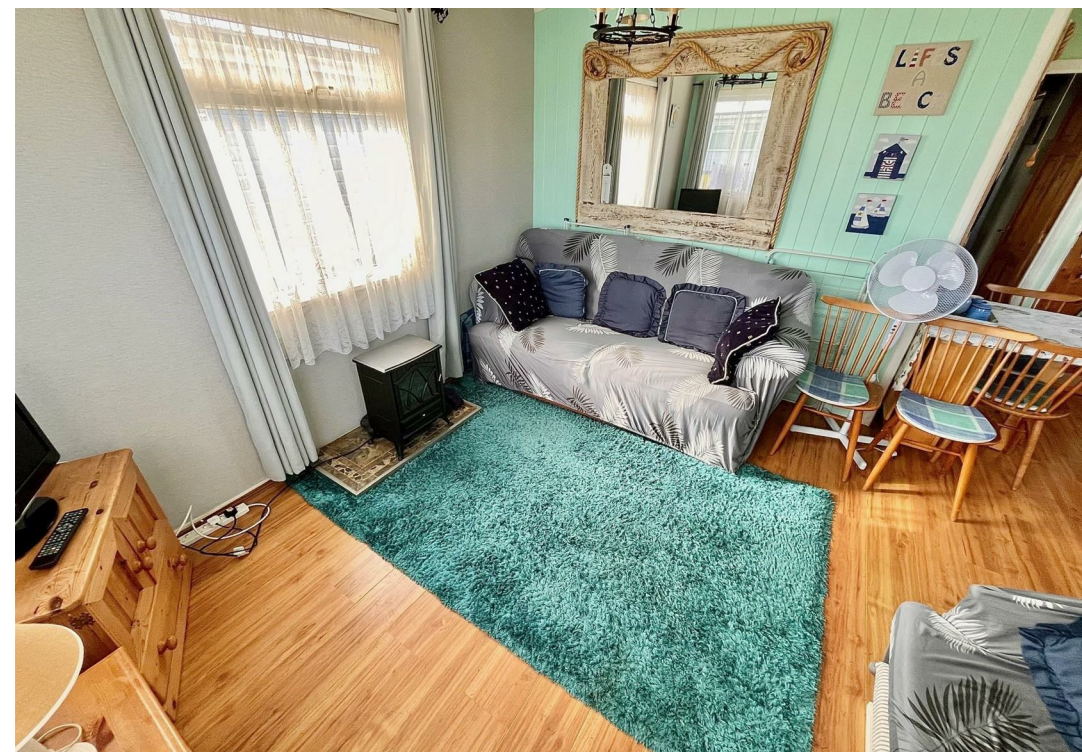
#### Bedroom 3

9'7" x 8'7" (2.93 x 2.63)

Double glazed window to rear aspect, two single beds, wardrobe, fitted carpet.

#### Shower Room

Refurbished with a white suite comprising corner shower cubicle with electric shower fitting, low level wc, pedestal wash basin, sparkle effect aqua panelled walls, frosted double glazed window to side aspect, wall mounted chrome electric towel rail/radiator, vinyl flooring.





### Outside

To the front of the property is an area of paved sun trap terrace beyond which are communal lawned grounds and nearby parking.

### Tenure

Leasehold.

99 year lease commencing from 1 October 2015 with approximately 90 years remaining

Site Fees 2023 - £1,500 approx. for 2023/2024

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'

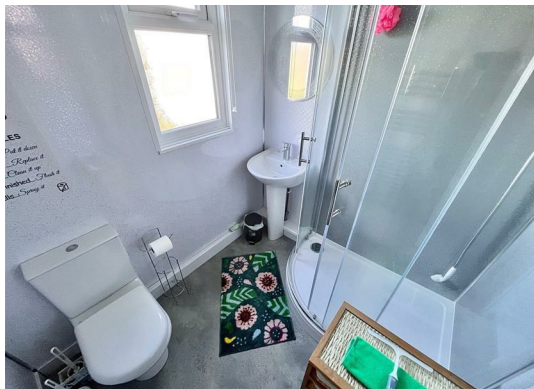
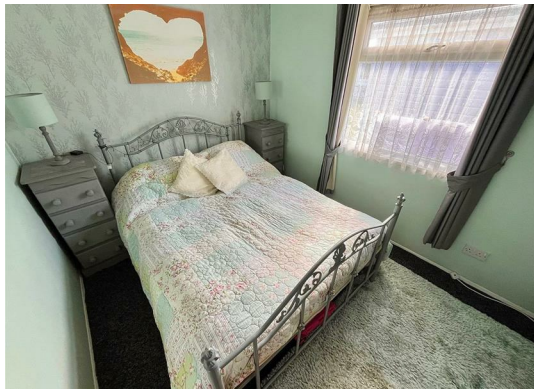
### Location

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.

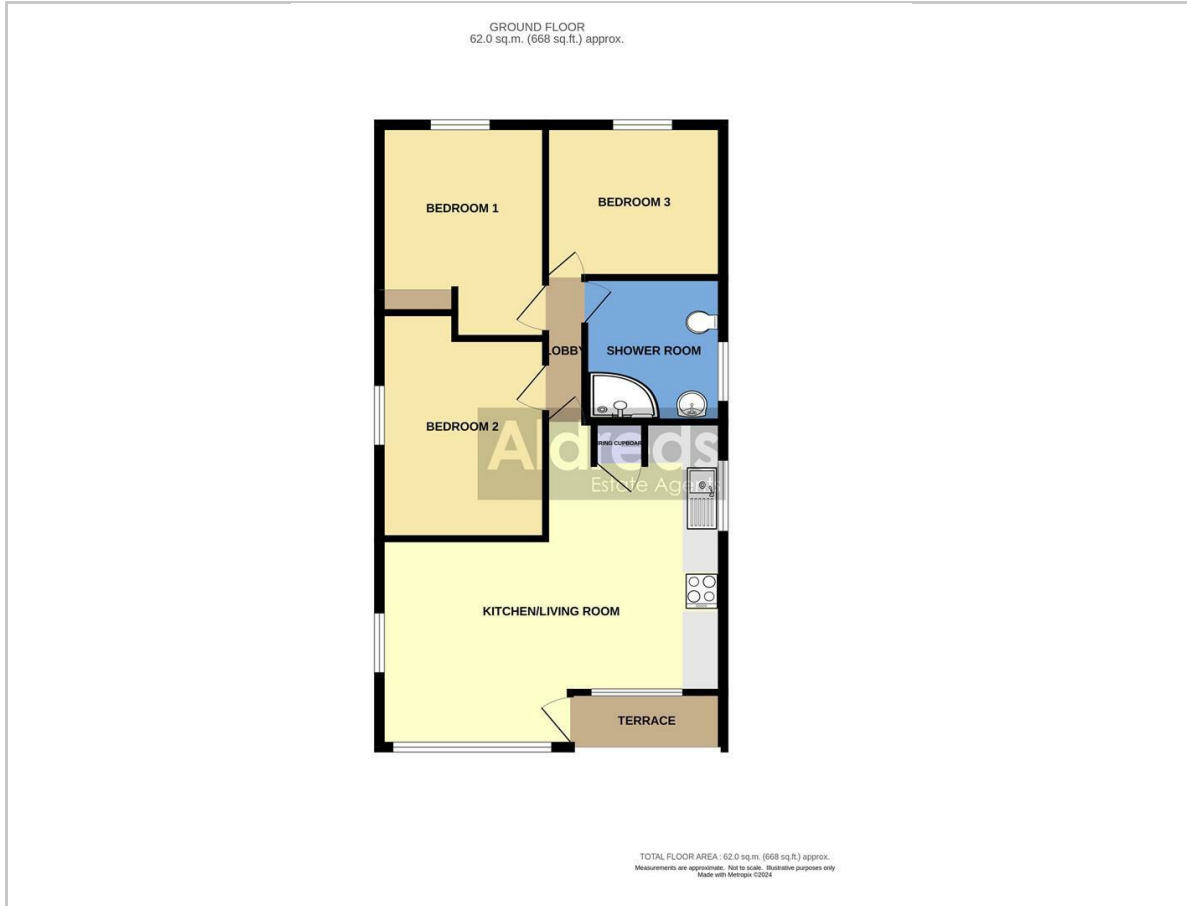
### Directions

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 right to the top of the site where the chalet can be found in the right hand corner of the car park.

Ref: Y11990/03/24/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

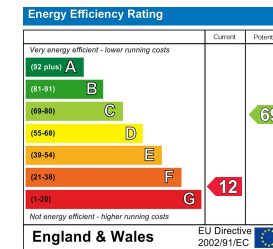
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## Area Map



## Energy Efficiency Graph



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