



27 Belle Aire Beach Road

Hemsby, Great Yarmouth, NR29 4HZ

£33,500



A fantastic well presented two bedroom terraced holiday chalet situated on Belle Aire. The property has a spacious lounge/diner/kitchen, two bedrooms and a well presented shower room. Front decked veranda. Sealed unit double glazing. The property would make an excellent investment or holiday home.



Lounge/Diner/Kitchen 15'5" max 7'7" min x 14'7" max 9'6" min (4.7 max 2.33 min x 4.45 max 2.92 min)

Double glazed French doors to front, double glazed window to front aspect, base units with worktops, part tiled walls, electric cooker point, sink with drainer.

Shower Room 7'3" x 4'8" (2.23 x 1.43)

Shower in cubicle, low level WC, hand basin. opaque double glazed window to front aspect.

Bedroom 1 9'4" x 7'2" (2.86 x 2.19)

Double glazed window to rear aspect, electric heater.

Bedroom 2 9'4" x 7'1" (2.86 x 2.18)

Electric heater, double glazed window to rear aspect.

Outside

Decked veranda to front. Communal lawned gardens with communal parking nearby.

Tenure

Approx. 48 years remain on lease. The site fees for 2024 are £1879.39 + 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.

Services

Mains water, electricity, drainage.

Council Tax

Band A (10% reduction for holiday use)

EPC

E Rating - 50

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

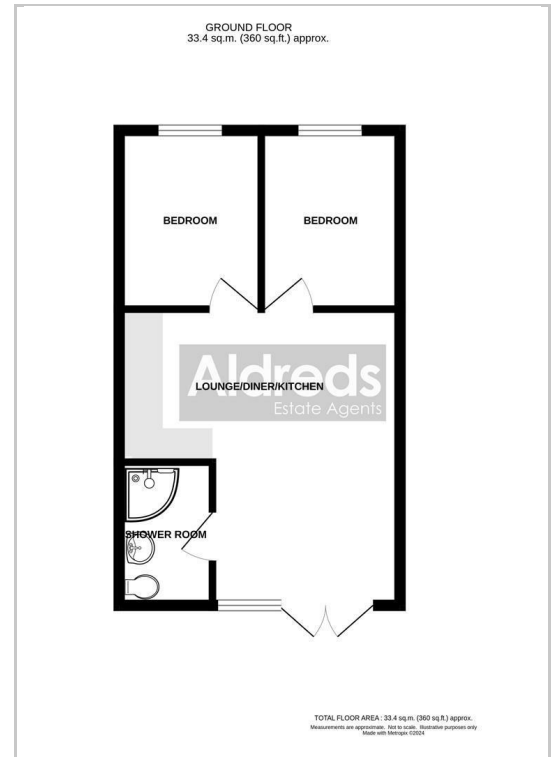
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, continue into Kings Way, at the mini roundabout turn right into Beach Road, turn right into Belle Aire Chalet Park, the chalet is to the left.

Ref Y12113/05/24

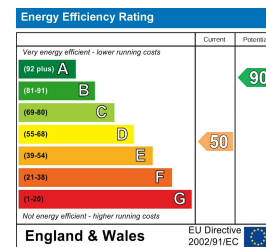
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA