



## 161 Belle Aire Beach Road

Hemsby, Great Yarmouth, NR29 4HZ

£32,500



Aldreds are pleased to offer this well presented two bedroom holiday chalet located in the popular Belle Aire Chalet Park. The chalet is well equipped and will be sold with the contents and offers a fitted kitchen, shower room, two bedrooms and spacious living area. The chalet also offers the benefit of uPVC sealed unit double glazed windows and doors throughout. The property has been run as a successful holiday let and an early internal viewing is highly recommended.



### Open Plan Living Room/Dining Area 15'4" x 9'6" (4.69 x 2.91)

Part double glazed pvc entrance door and adjacent double glazed windows to front aspect, electric meter and fuse box, power points, tv point, fitted carpet, two seater sofa and two armchairs, table and chairs, electric fire, doors leading off, open plan access to:-

### Kitchen Area 7'6" x 4'7" (2.3 x 1.41)

Fitted kitchen with a range of wood grain finish kitchen units with wall and matching base units with marble effect roll top work surface and tiled walls over, hot water heater, built in electric oven and four ring ceramic hob over, fridge/freezer, stainless steel sink and drainer, power points, tiled flooring.

### Bedroom 1 9'5" x 7'1" (2.89 x 2.18)

Double glazed window to rear aspect, double bed, bedside cabinet, fitted carpet, power points, wardrobe.

### Bedroom 2 9'5" x 7'1" (2.89 x 2.18)

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

### Shower Room

Tiled shower cubicle with electric shower fitting over, low level wc, pedestal wash basin, tiled walls and flooring, frosted double glazed window to front aspect.

### Outside

The chalet faces a southerly direction and has an area of paved patio and sits in well maintained communal lawned grounds with on site parking available close by along with onsite facilities and is located conveniently on Beach Road with close access to all the village amenities and the beach.

### Tenure

Leasehold - there are approximately 50 years remaining on the lease. The current site fees for 2023 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'

### Services

Mains water, electric and drainage.

### Location

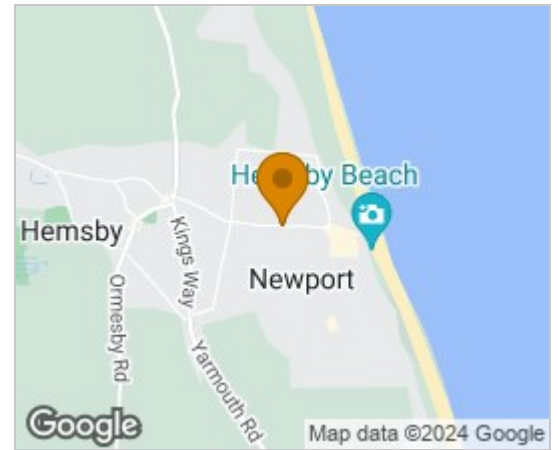
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. At the beach end of the road are a number of cafes, shops and amusement arcades, ten-pin bowling, bingo, a play area and many different 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

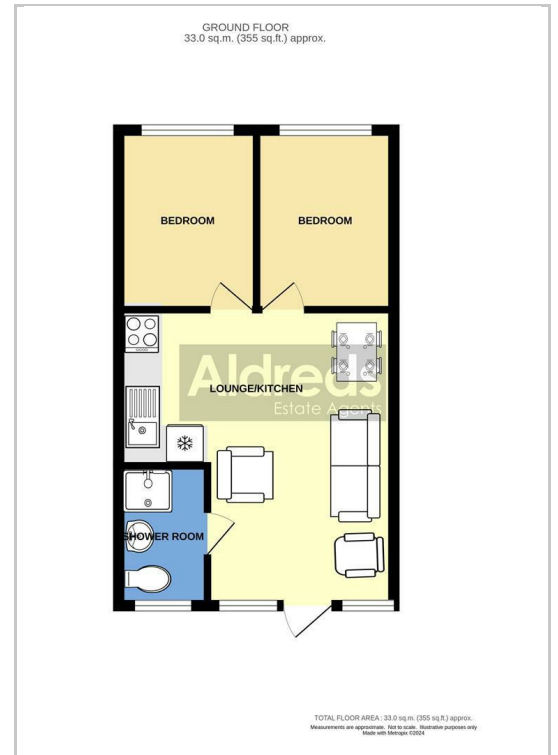
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, continue into Kings Way, at the mini roundabout turn right into Beach Road, turn right into Belle Aire Chalet Park, continue towards the bottom where the chalet can be found part way down in the second quad on the right hand side.

Ref: Y12125/06/24/CF

## Area Map



## Floor Plans



### Disclaimer

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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