

Aldreds
Estate Agents



14 Sundowner Newport Road

Hemsby, Great Yarmouth, NR29 4NW

£29,950



14 Sundowner Newport

Aldreds are pleased to offer this very well 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, modern fitted kitchenette, two bedrooms and bathroom. The property also benefits from uPVC sealed unit double glazed windows and a new roof was fitted in 2023 Outside there are communal lawned gardens with a southerly facing aspect and nearby car parking. The chalet is finished to a very good standard and an early viewing is recommended.

Living Room

11'8" x 11'6" (3.58 x 3.51)

Part double glazed uPVC entrance door to front, double glazed window to front aspect, wood effect flooring, meter storage cupboard, tv point, 2 two seater sofas, table and chairs, fire surround with inset electric fire, open access to:

Kitchenette

8'2" x 5'4" (2.51 x 1.65)

Fitted with a marble effect kitchen with matching wall and base units with work surface over, single drainer sink unit, free standing electric cooker, part tiled walls, wood effect tiled flooring, recess with fridge/freezer, double glazed window to rear aspect, built in cupboard housing the hot water heater.

Bedroom 1

8'0" x 7'6" (2.46 x 2.29)

Plus wardrobe cupboard, wood effect flooring, double bed, bedside cabinets, double glazed window to front aspect.

Inner Lobby

Doors leading off to:

Bedroom 2

8'0" x 7'3" (2.44 x 2.21)

Plus wardrobe cupboard, wood effect flooring, two single beds, bedside cabinet and drawers, double glazed window to rear aspect.

Bathroom

White suite with panelled bath and electric shower over, low level wc, pedestal wash basin, low level wc, tiled walls and flooring, frosted double glazed window to rear aspect.





Outside

The chalet faces a sunny southerly directions and immediately in front of the chalet is a covered small terrace beyond which are the communal grounds and nearby car parking.

Tenure

Leasehold - 99 year lease that expires in 2114

Ground rent and maintenance charges for year 2024 - approximately £2,226.75

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.

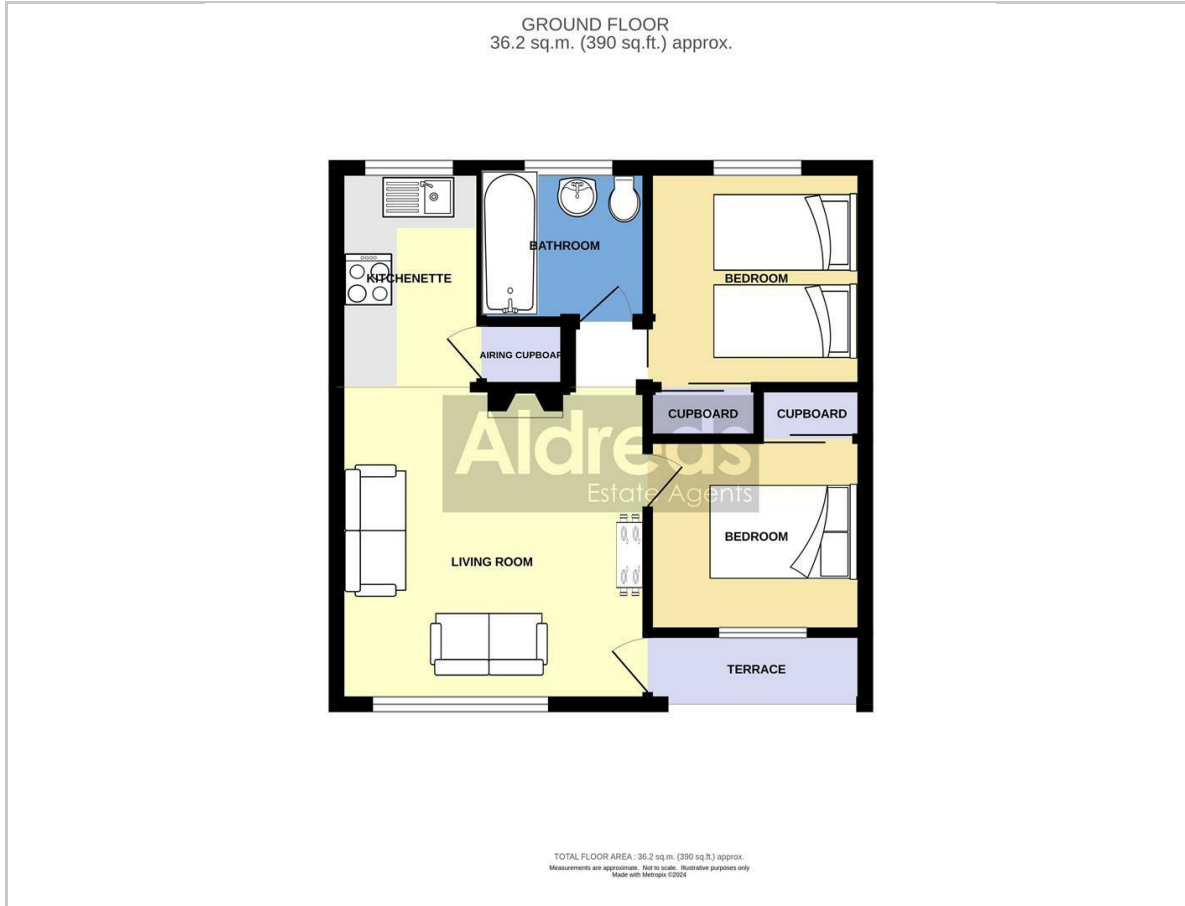
Directions

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 where the chalet can be found part way up the road on the left hand side.

Ref: Y12262/10/24/CF



Floor Plan



Area Map



Energy Efficiency Graph

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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