

Aldreds
Estate Agents



22 Sundowner Newport Road

Hemsby, NR29 4NW

£15,000



22 Sundowner Newport

Aldreds are pleased to offer this very well presented, semi detached holiday chalet on this popular quiet site within walking distance of local amenities. The property has been well maintained by the current owners and offers a well equipped living space complete with furnishings comprising of an open plan living room in to the kitchenette, two bedrooms and a bathroom. The property also benefits from double glazed windows and a new roof was installed within the last couple of years. An early viewing is recommended.

Living Room

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

Part double glazed uPVC entrance door, double glazed window to front aspect, meter storage cupboard, tv point, sofa and arm chair, fireplace, open access to:

Kitchenette

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

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

Bedroom 1

8'0" x 7'4" (2.46 x 2.26)

Plus built in wardrobe, double glazed window to front aspect, double bed, bedside cabinet, electric heater.

Inner Lobby

Doors leading off to:

Bedroom 2

8'0" x 7'4" (2.46 x 2.26)

Plus wardrobe cupboard, double glazed window to rear aspect, single bed, electric heater.

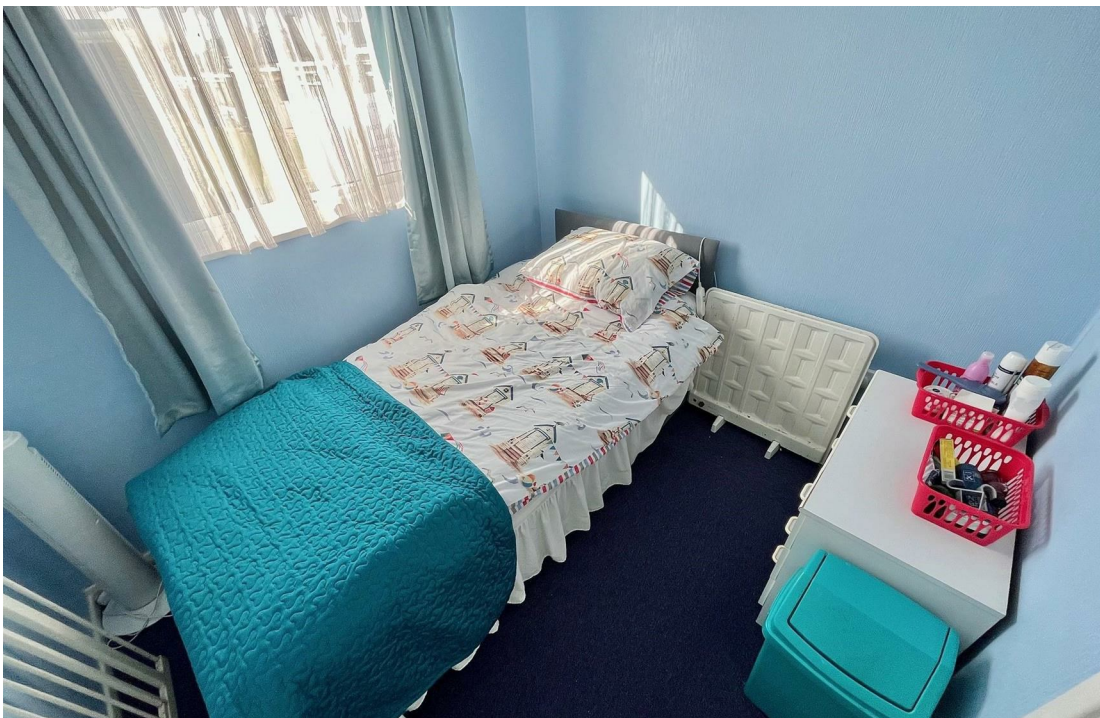
Bathroom

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

Outside

Immediately in front of the chalet is an area of paved patio facing an easterly direction. The chalet sits in communal lawned grounds with parking nearby.





Tenure

Leasehold - approximately 4 years remaining on the current lease.

A new 99 year lease can be obtained from the site at a cost of £13,000 plus legal costs.

Ground Rent and Maintenance charge 2024/2025 - £1607.42 with £213.21 payable for insurance.

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.

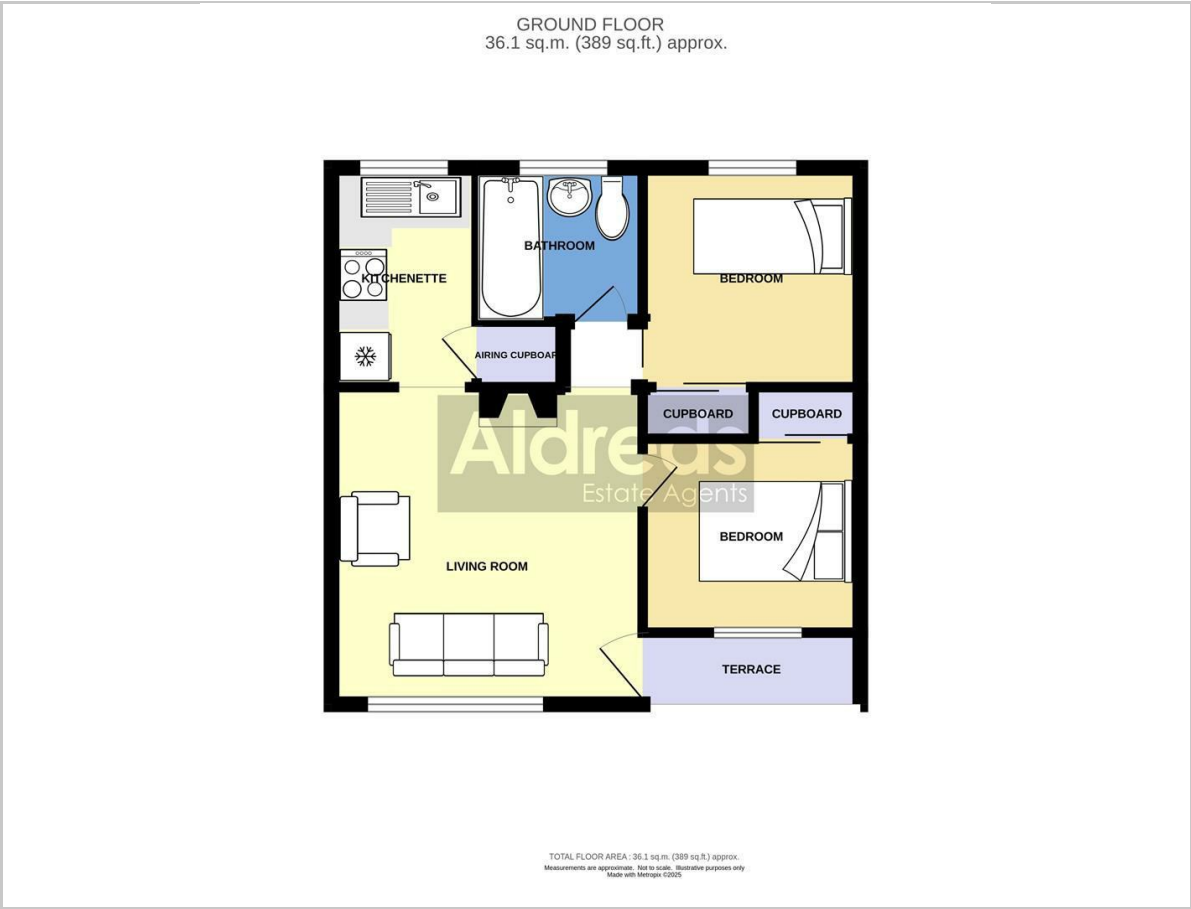
Directions

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, 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 and bear immediately left. Follow the road slightly up and park on the left hand side where the chalet can be found in one of the left hand blocks towards the perimeter of the site.

Ref: Y12361/3/25



Floor Plan

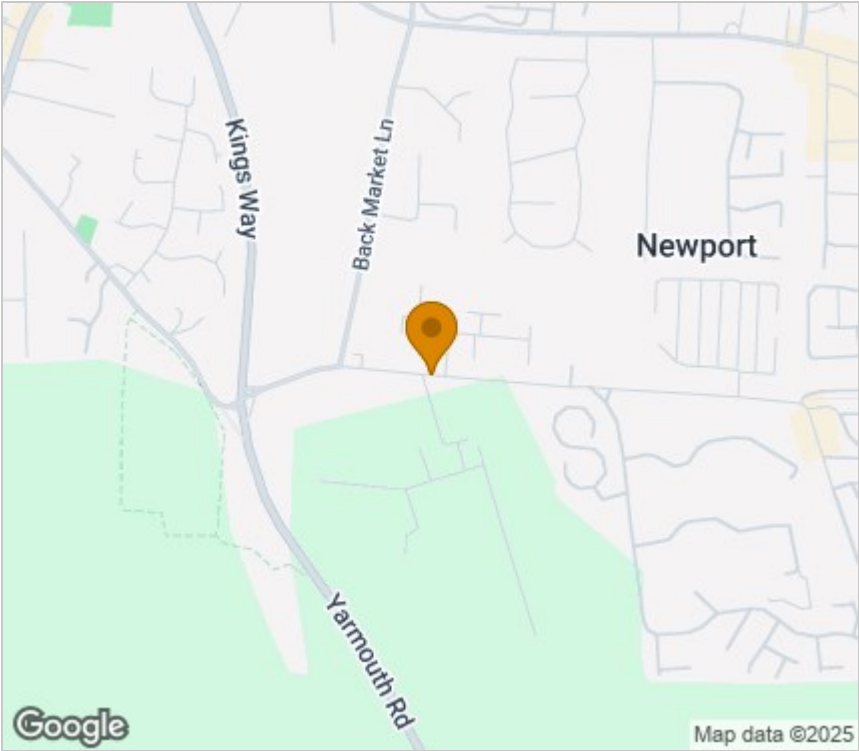


Viewing

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.

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Area Map



Energy Efficiency Graph

