

Aldreds
Estate Agents



174 Sundowner Newport Road

Hemsby, NR29 4NW

£25,000



174 Sundowner Newport

Aldreds are pleased to offer this attractively 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 shower room. The property also benefits from double glazed windows. 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, table and chairs, two seater sofa and two arm chairs, fitted carpet, open access to:

Kitchenette

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

Fitted with a white gloss finish fitted kitchen with wall and matching base units with work surface over, single drainer sink unit, part tiled walls, tiled flooring, recesses with fridge/freezer, electric cooker and microwave, double glazed window to rear aspect, built in airing cupboard housing the instant hot water 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 cabinets, fitted carpet.

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, double bed, bedside cabinets, fitted carpet.

Shower Room

Corner quadrant tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, tiled flooring, frosted double glazed window to rear aspect.





Outside

Immediately in front of the chalet is an area of paved patio facing a sunny south facing aspect. The chalet sits in communal lawned grounds with parking nearby.

Tenure

Leasehold - approximately 89 years remaining on the current lease that commenced in 2015

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

Services

Mains water, electric and drainage

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

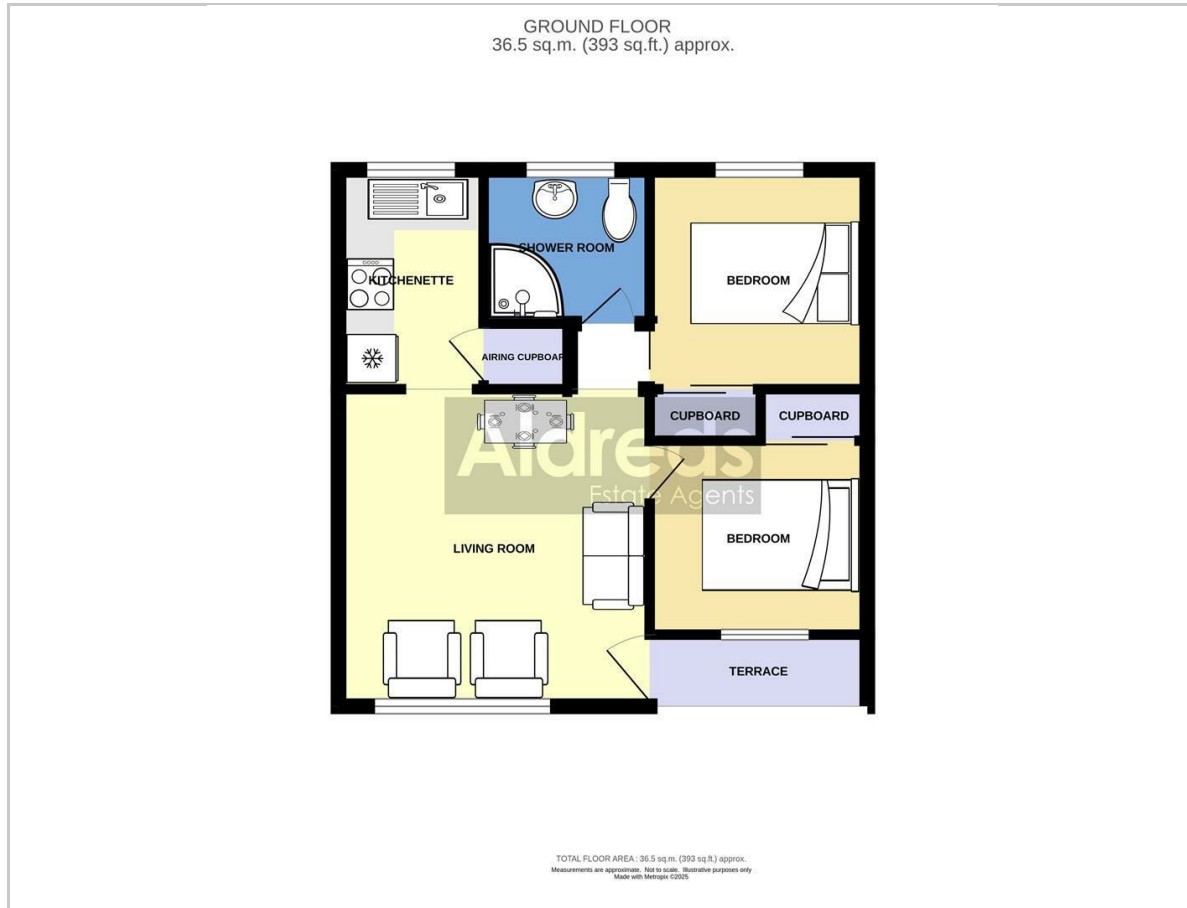
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. At the beach end of the road are a number of cafes, shops and amusement arcades, ten-pin bowling, bingo, a play area and many different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

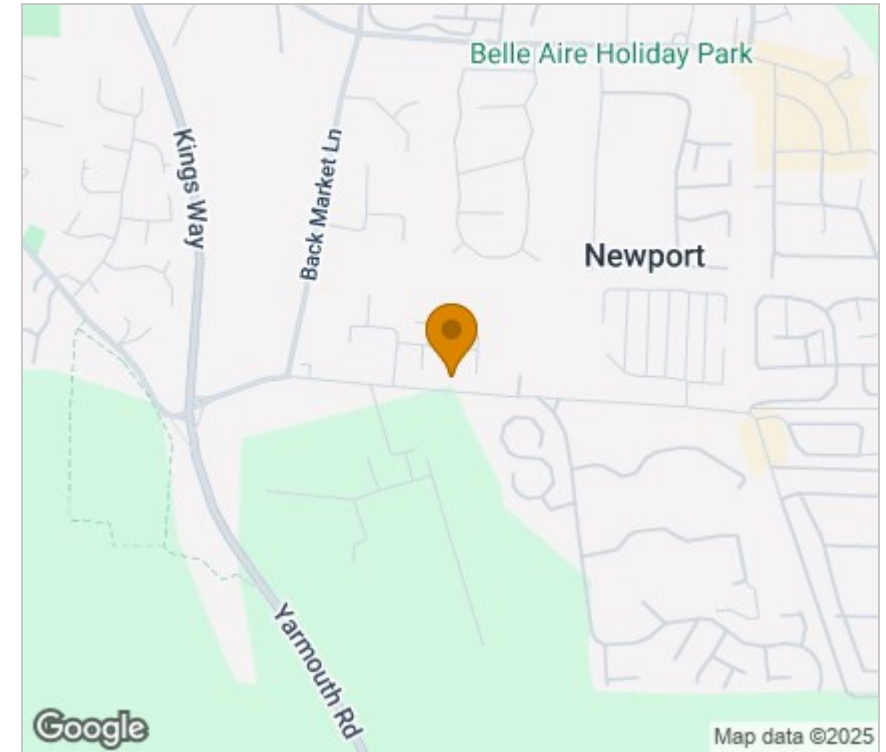
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, turn right 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 and turn second left. Follow the road slightly up and park on the left hand side where the chalet can be found on the left adjacent to the car park.

Ref: Y12384/04/25/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.

Disclaimer

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