



253 Belle Aire Chalet Park Beach Road

Hemsby, Great Yarmouth, NR29 4HZ

£29,950



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Aldreds are pleased to offer this well presented two bedroom mid terraced, holiday chalet located in the popular Belle Aire Chalet Park. The chalet is well equipped and offers a modern fitted kitchen, shower room, two bedrooms and spacious living area. The chalet also offers the benefit of uPVC double glazed windows and doors. The property would make an ideal investment property and is offered with possible 50 week occupancy.

### Open Plan Living Area/Kitchen

#### Living Area

15'5" x 9'7" (4.70 x 2.92 (4.69 x 2.93))

Part glazed double entrance door, double glazed window to front aspect, power points, tv point, doors leading off, fitted carpet, open plan access to:-

#### Kitchen Area

7'10" x 4'11" (2.39 x 1.50 (2.38 x 1.51))

Range of fitted white kitchen units with wall and matching base units with roll top work surfaces over, tiled walls, tiled floor, stainless steel sink and drainer with mixer tap over, electric cooker point with electric cooker, fridge/freezer.

#### Bedroom 1

9'5" x 7'2" (2.87 x 2.18)

Double glazed window to rear aspect, double bed, drawers, power points.

#### Bedroom 2

9'5" x 7'2" (2.87 x 2.18)

Double Glazed window to rear aspect, bunk beds, drawers, power points.

#### Shower Room

7'4" x 4'7" (2.24 x 1.40)

Frosted double glazed high level window to front aspect, tiled walls, tiled floor, low level WC, hand wash basin with fitted storage unit, shower cubicle with electric shower fitting.

### Outside

Communal lawned grounds, parking and on site club house.

### Tenure

Leasehold - there are approximately 50 years remaining on the lease.

Maintenance charge for 2025 £1896.84

Ground rent TBC

### Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction applies for holiday





### Location

Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. There is a variety of shops, post office, medical centre, regular bus service to and from Great Yarmouth. The beaches are one of the major draws of Hemsby, with miles of sandy coastline. Large sand dunes form a natural barrier between the beach and the village behind it. Hemsby is split into two parts: Hemsby Village and Hemsby Beach. Hemsby Village is mainly the residential area located about a mile inland. Kingway is an area of the village which includes a SPAR shop, hairdressers and Chinese restaurant. This is also the main location for buses into Great Yarmouth and Martham. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. This area comprises a number of tourism industries and reaches from the centre of the village to the beach and dunes. At the beach end of the road are a number of cafes, shops and amusement arcades. A wide variety of games and services is on offer including 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.

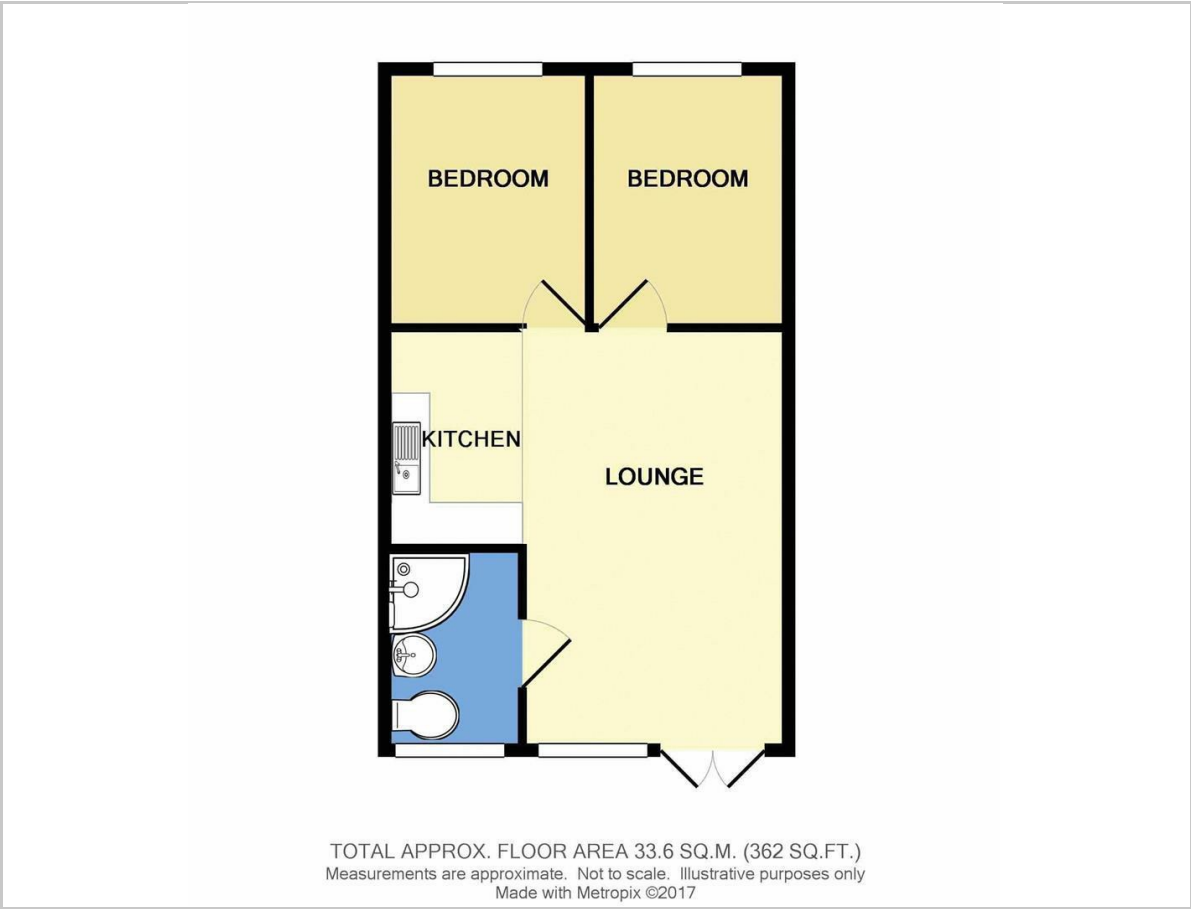
### Directions

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, proceed towards the end of Beach Road before turning right to Belle Aire Holiday Park, proceed straight ahead along the access road where parking is available and the property accessed on foot to the left hand side.

Ref: Y12492/08/25/CF



Floor Plan

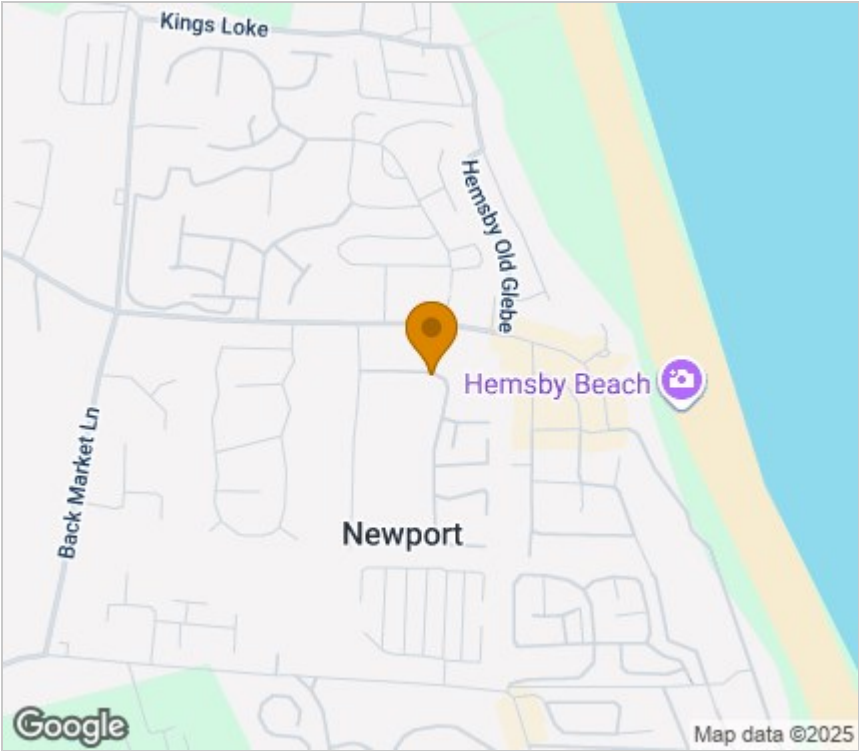


Viewing

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

