



108 Sundowner Newport Road  
Hemsby, Great Yarmouth, NR29 4NW  
£35,000



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A rare opportunity to acquire a much improved and very well presented three bedroom holiday chalet situated in the popular Sundowner Holiday Park. The accommodation comprises of an open plan living room/kitchen, three double bedrooms and modern bathroom. The chalet also benefits from double glazed windows and is presented in good decorative order throughout with the benefit of re-fitted kitchen and bathroom. An early internal viewing is highly recommended.

## Living Room

**17'1" x 10'9" (5.21 x 3.28)**

Part double glazed pvc entrance door, double glazed windows to front aspect, vaulted ceiling, power points, tv point, wood effect laminate flooring, two sofas, table and chairs, doors leading off, open plan access to:-

## Kitchen

**8'7" x 6'0" (2.64 x 1.83)**

Double glazed window to front aspect, tiled floor, range of modern white gloss fitted kitchen units with wall and matching base units with roll top work surfaces and tiled splash backs over, stainless steel sink and drainer, fridge/freezer, built in electric oven with four ring ceramic hob over, wood effect laminate flooring.

## Inner Lobby

Built in cupboard housing the instant hot water heater with ample storage space below, wood effect laminate flooring, doors leading off to:

## Bedroom 1

**9'8" x 7'10" (2.95 x 2.41)**

Double glazed window to rear aspect, power points, double bed, built in wardrobe, double bed, drawers, wood effect laminate flooring.

## Bedroom 2

**9'8" x 7'6" (2.95 x 2.31)**

Double glazed window to rear aspect, double bed, power points, built in wardrobe, wood effect laminate flooring.

## Bedroom 3

**9'8" x 8'0" (2.95 x 2.44)**

Double glazed window to rear aspect, power points, two single beds, built in storage cupboards.





#### Bathroom

6'2" x 5'6" (1.88 x 1.70)

Modern white suite comprising panelled bath with tiled surround and electric shower over, vanity unit with inset wash basin, low level WC, tile effect laminate flooring, skylight.

#### Outside

Covered terrace with storage unit and well maintained communal lawned grounds surrounding with parking available nearby.

#### Tenure

Leasehold.

75 year lease from 2017

Maintenance and service charges for 2025 - £1,895.75

#### 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 \* There is a variety of shops \* Post Office \* Medical centre \* First school with older children attending the Middle and High schools in Martham \* a school bus service link the coastal village with Great Yarmouth.

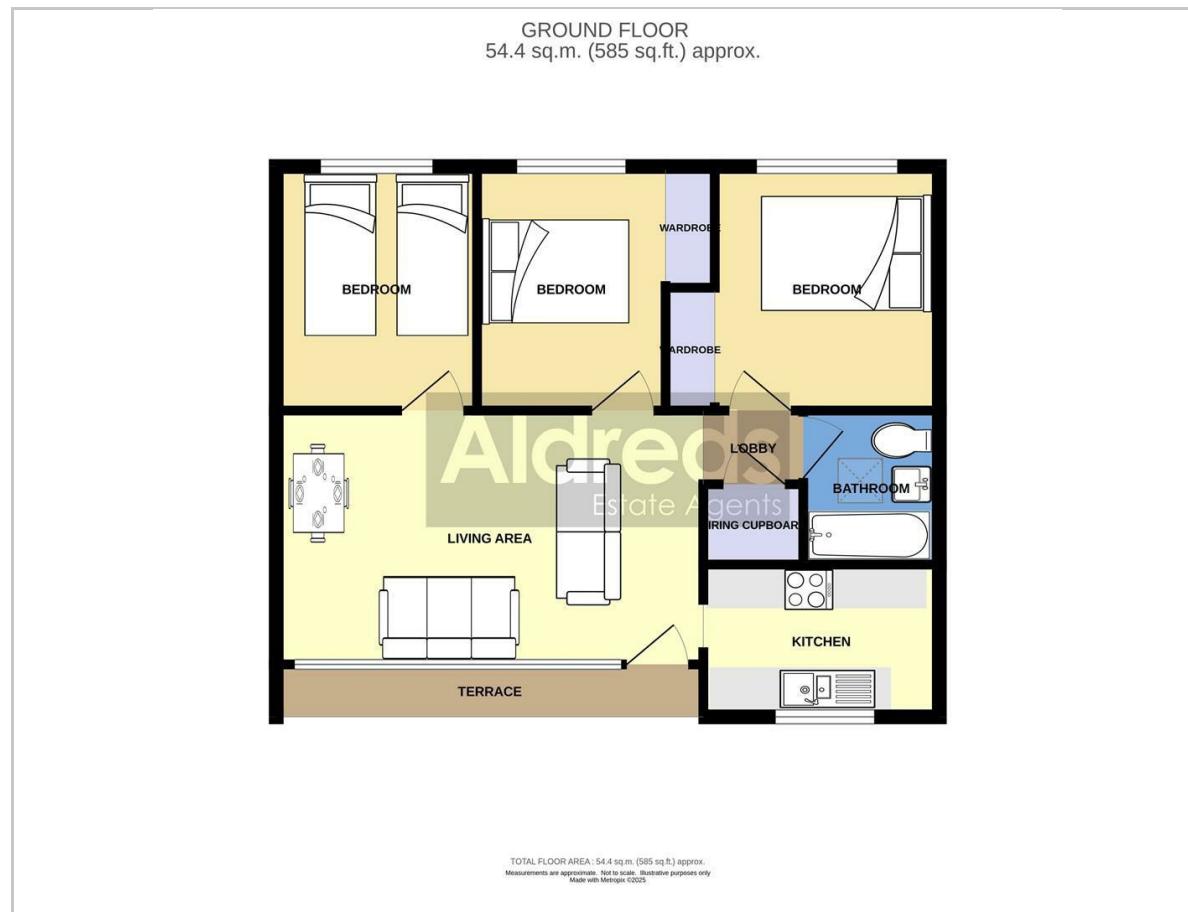
#### Directions

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 and bear left immediately beyond the reception building and follow the road down to the top corner of the site and bear right in to the car park. The chalet can be found on the outside perimeter of the site.

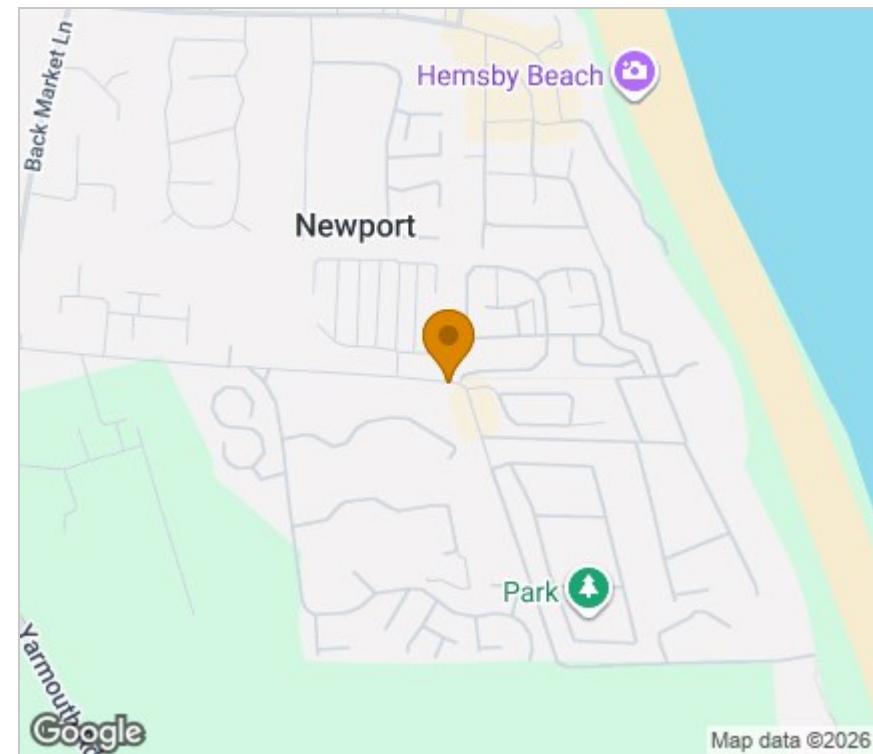
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## Floor Plan



## 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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