



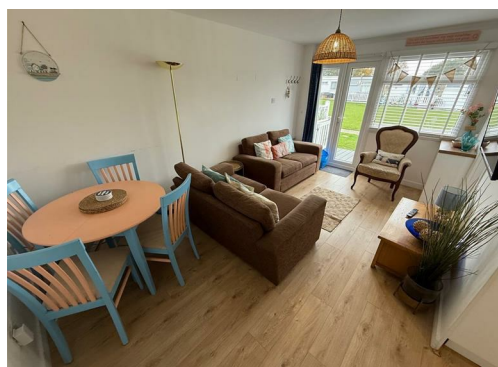
## 288 Belle Aire Chalet Park Beach Road

Hemsby, Great Yarmouth, NR29 4HZ

£33,000



Aldreds are pleased to offer this very well presented, refurbished, two bedroom mid terraced holiday chalet located in a quiet location in the popular Belle Aire Chalet Park. The chalet is well equipped and offers a spacious open plan living area and modern fitted kitchen with appliances, shower room, and two bedrooms. The chalet also offers the benefit of uPVC double glazed windows and doors. Outside there is a low maintenance terrace seating area and communal lawned grounds, parking and on site amenities. 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 double glazed pvc entrance door, window to front aspect, power points, tv point, wood effect laminate flooring, two sofas, table and chairs, wall mount tv point and tv, doors leading off, open plan access to:-

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

Quality fitted kitchen with white gloss fronted handle less kitchen units with wall and matching base units with wood block work surfaces over, built in electric oven and four ring ceramic hob, part metro tiled walls, wood effect laminate flooring, white single drainer sink and drainer.

Bedroom 1 9'5" x 7'2" (2.87 x 2.18)

Double glazed window to rear aspect, double bed, wood effect laminate flooring, clothes storage, power points.

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

Double glazed window to rear aspect, triple bunk bed, wood effect laminate flooring, clothes storage, power points.

## Shower Room

Quality white suite with a corner tiled shower cubicle with electric shower, low level wc with concealed cistern, vanity unit with inset wash basin, part metro tiled walls and tiled flooring, frosted double glazed window to front aspect.

## Outside

The chalet has an area of enclosed low maintenance verandah terrace immediately in front and sits in well maintained communal lawned grounds with on site parking available close by along with the children's play area. Belle Aire offers Club Belle clubhouse and is located conveniently on Beach Road with close access to all the village amenities and the beach.

## Tenure

Leasehold with a lease term of 99 years from 28th March 1973. Ground Rent and Maintenance Charge approximately £2400. The site is open from 1st March until 31st October and that also includes 2 weeks over the Christmas period. There are additional costs for the period from 31st October until 14th January (£880) and again from 1st to 28th February (£550), these are optional.

## 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, 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, after a short distance turn left and pass the reception building, proceed straight ahead towards the bottom where parking is available on the right and the property accessed on foot to the south side of the parking.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

