



53 Seadell Chalet Park, Beach Road  
Hemsby, Great Yarmouth, NR29 4HJ

Offers in Excess of £20,000 Leasehold  
EPC Rating TBC

**\*UNPACK & RELAX\*** Bycroft Estate Agents are delighted to present this charming detached holiday chalet situated in the popular Seadell Holiday Park resort in Hemsby. Offering 2 bedroom accommodation with fitted shower room and fully fitted kitchen. The property benefits from upvc double glazing with a spacious sitting area and outside areas ideal for a coastal retreat or holiday let investment. Inspection is highly recommended to fully appreciate the style and quality of the accommodation on offer.

### **LIVING AREA**

12' x 11' 10" (3.66m x 3.61m) upvc double glazed window to front; upvc door to front.

### **KITCHEN AREA**

6' 8" x 6' 2" (2.03m x 1.88m) fitted with a range of base and wall units; stainless steel single drainer sink with hot water unit over; built in utilities cupboard; upvc double glazed window to rear; tiled splashbacks.

### **BEDROOM 1**

8' 11" x 9' (2.72m x 2.74m) upvc double glazed window to front.

### **BEDROOM 2**

8' 11" x 9' (2.72m x 2.74m) upvc double glazed window to rear.

### **SHOWER ROOM**

5' 11" x 5' (1.8m x 1.52m) fitted with a white suite comprising of pedestal hand wash basin with hot water unit over; low level wc; walk in shower cubicle with wall mounted electric shower unit; fully tiled walls; upvc double glazed window to rear.

### **OUTSIDE**

To the outside of the property is an ideal area for relaxing and entertaining with further communal lawn areas and mature trees.

### **COUNCIL TAX**

This property is currently listed as Band A.

### **VIEWINGS**

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.

### **AGENTS NOTE**

Fixtures and Fittings - Personal items may be removed before sale. We advise that any buyer should carefully check the Fixtures and Fittings forms provided by the seller's solicitors, against the contents remaining.

### **LEASEHOLD INFORMATION**

The lease has 38 years remaining- Ground Rent £1099.30 pa and Maintenance Costs £300.94 pa approx..

