

**Aldreds**  
Estate Agents



13 Sundowner Holiday park Newport Road

Hemsby, Great Yarmouth, NR29 4NW

£31,500



## 13 Sundowner Ho

Hemsby, Great Yarmo

Aldreds are pleased to offer a chalet situated on this quiet popular road in Hemsby. The chalet offers a fitted kitchenette, two bedrooms, a double glazed unit, a southerly facing aspect, a standard and an early view

### Living Room

11'8" x 11'6" (3.58 x 3.51)

Part double glazed uPVC window, wood effect laminate flooring, sofa, arm chair, table and chairs, fire surround with inset electric heater, open access to:

### Kitchenette

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

Fitted with a cream gloss finish kitchen with matching wall and base units with work surface over, single drainer sink unit, free standing electric cooker, part tiled walls, wood effect laminate flooring, recess with fridge/freezer, double glazed window to rear aspect, built in cupboard housing the hot water heater and washing machine below.

### Bedroom 1

8'0" x 7'6" (2.46 x 2.29)

Plus wardrobe cupboard, double glazed window to front aspect.

### Inner Lobby

Lockable cupboard, doors leading off to:

### Bedroom 2

8'0" x 7'3" (2.44 x 2.21)

Plus built in wardrobe cupboard, double glazed window to rear aspect.

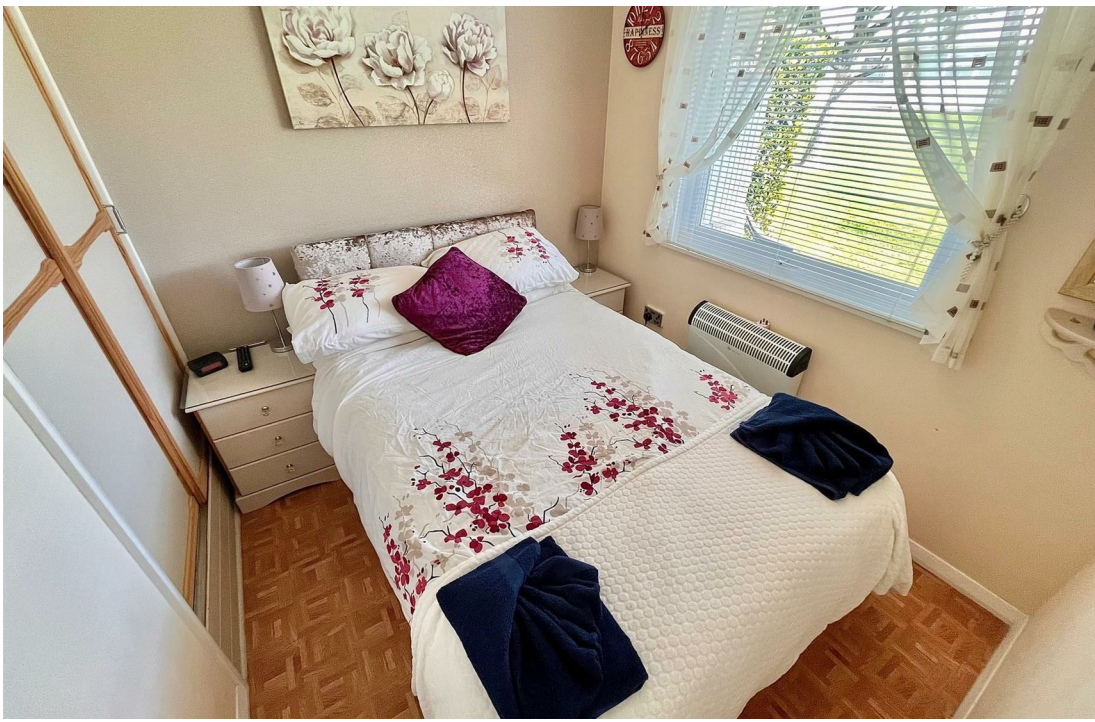
### Bathroom

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, tiled walls, frosted double glazed window to rear aspect.

chalet  
area of  
fitted  
uPVC  
units with  
a good

to front  
seater





### Outside

Immediately in front of the chalet is a covered small terrace beyond which are the communal grounds and nearby car parking.

### Tenure

Leasehold - 99 year lease that expires in 2114

Ground rent and maintenance charges for year 2024 - approximately £2,226.75

### 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. 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.

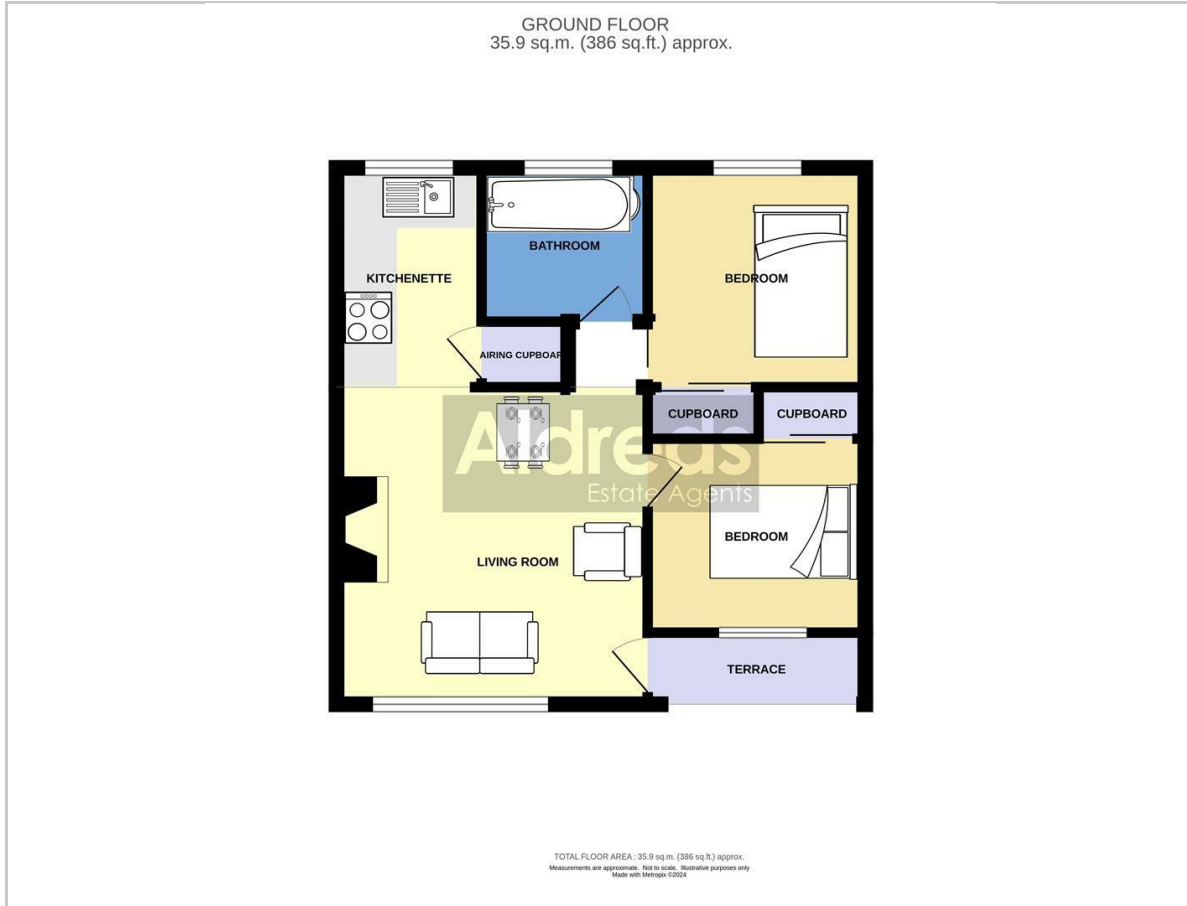
### Directions

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 on the left hand side, and turn immediately left where the chalet can be found part way up the road on the left hand side.

Ref:Y12233/9/24/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



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