



108 Sundowner Newport Road

Hemsby, Great Yarmouth, NR29 4NW

£32,500



108 Sundowner Newport Road

Hemsby, Great Yarmouth, NR29 4NW

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'

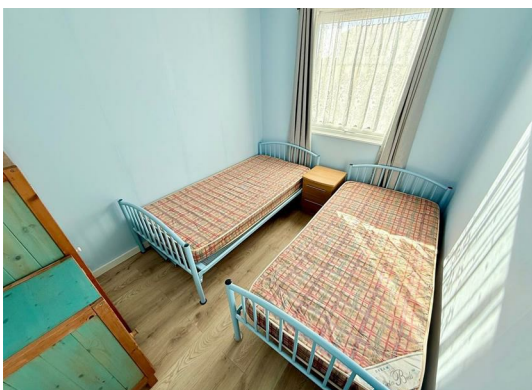
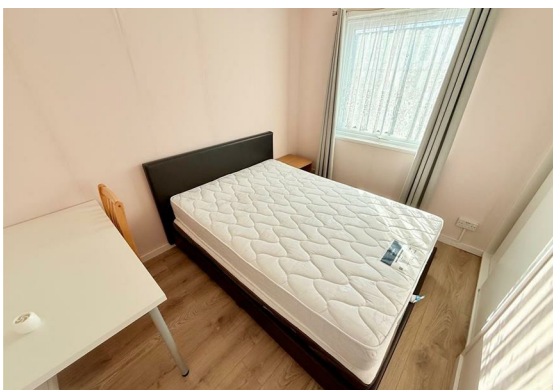
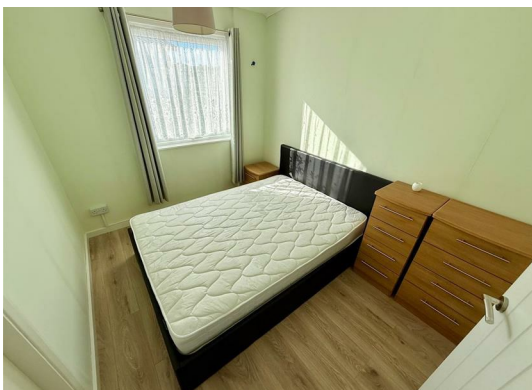
Location

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.

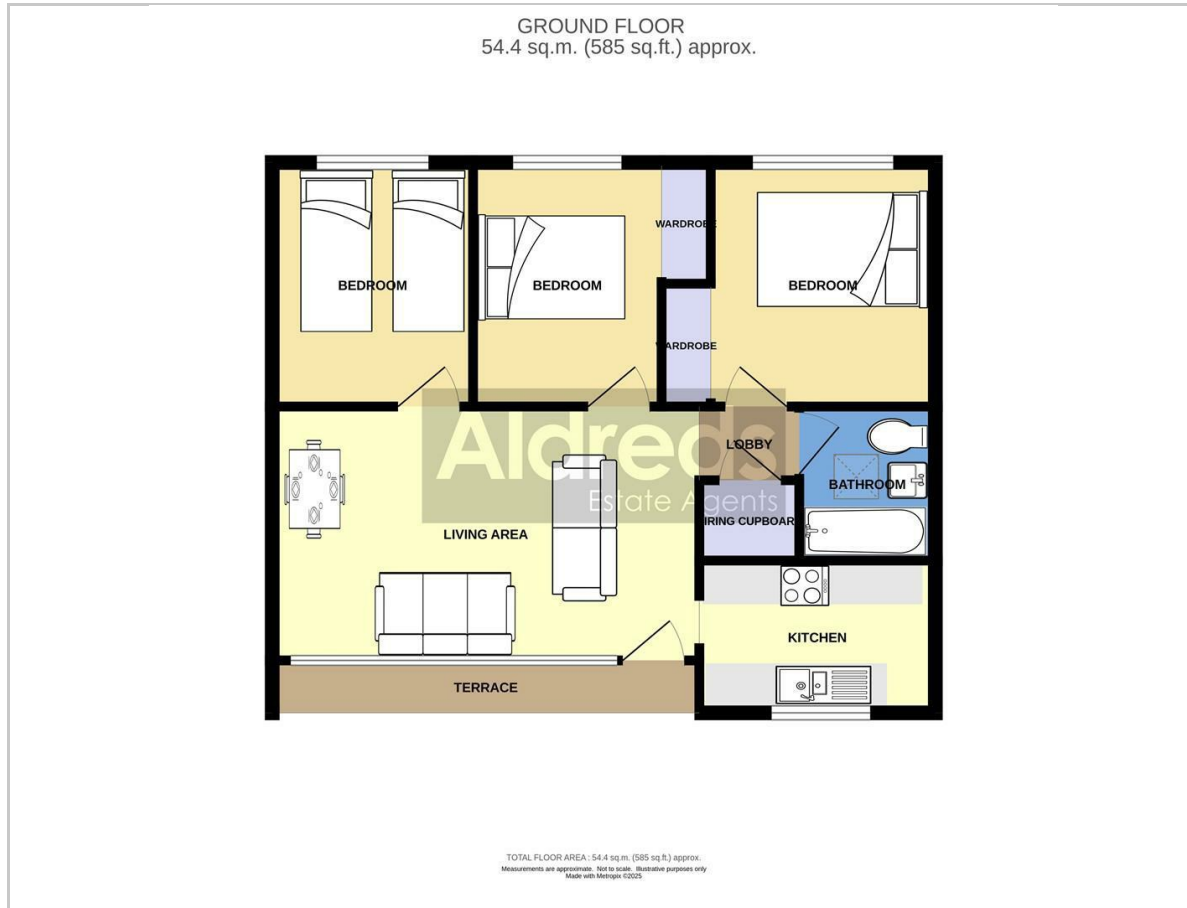
Directions

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.

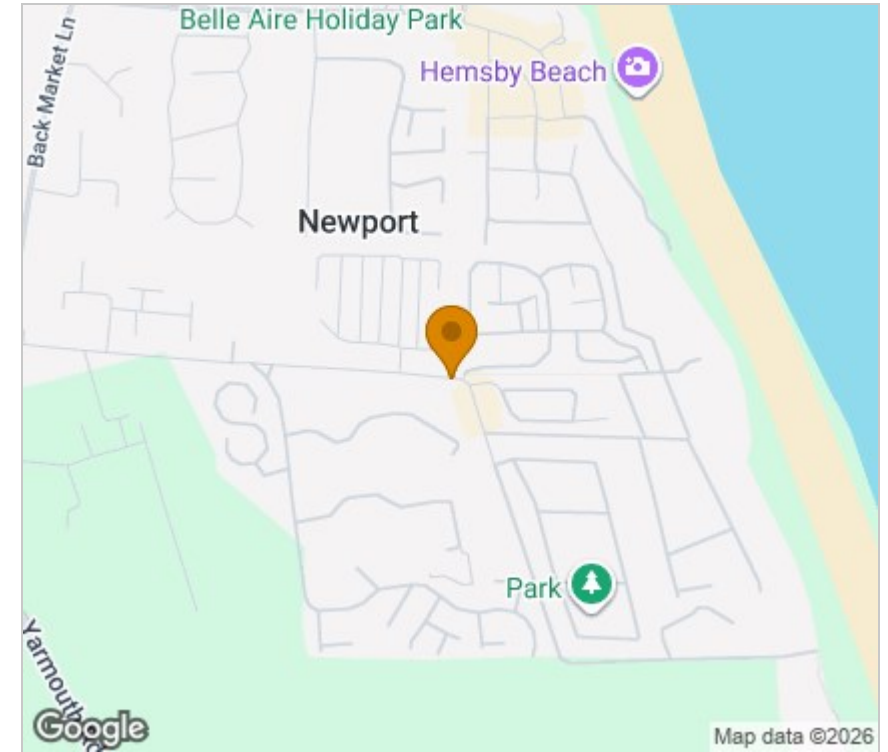
Ref: Y12506/09/25/CF



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA