



37 Hawaii Beach Bungalows Newport

Hemsby, Great Yarmouth, NR29 4JR

£25,000



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Aldreds are pleased to offer this attractively presented detached chalet on a quiet popular coastal village site within easy reach of local amenities with the added benefit of a £50 ground rent payable. The property offers an open plan living room/kitchenette, 2 bedrooms and a shower room. The chalet benefits double glazed windows. Sold furnished and equipped.

### Open Plan Lounge/Kitchen Area

#### Lounge Area

12'11" x 9'0" (3.94 x 2.74 (3.93 x 2.75))

Part glazed uPVC entrance door, uPVC sealed unit double glazed window to front aspect, power points, open plan access to:-

#### Kitchen Area

9'0" x 4'8" (2.74 x 1.42 (2.75 x 1.41))

Two double glazed windows to side aspect, a range of fitted kitchen units with roll top work surface and tiled splashback, stainless steel sink and drainer, power points, electric cooker, fridge, doors leading off:-

#### Shower Room

Two frosted double glazed windows to side aspect, low level WC, hand wash basin, tiled shower cubicle with electric shower.

#### Bedroom 1

8'0" x 7'7" (2.44 x 2.31 (2.45 x 2.32))

Double glazed window to side aspect, power point.

#### Bedroom 2

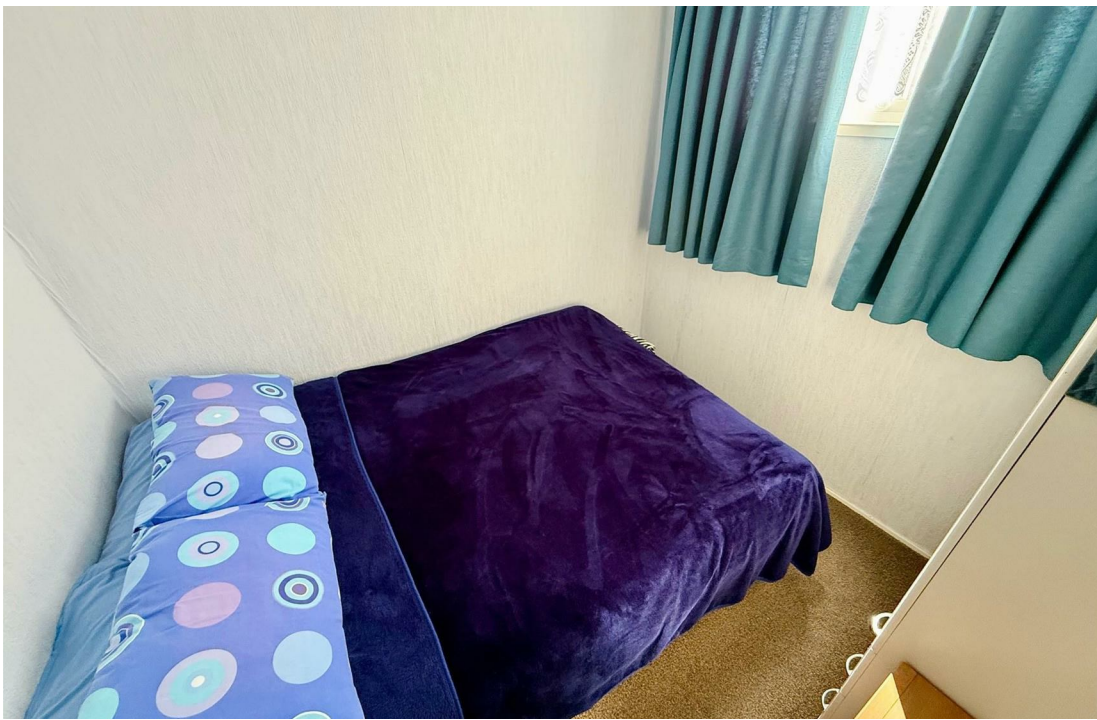
8'0" x 5'10" (2.44 x 1.78 (2.45 x 1.79))

Double glazed window to side aspect, power point.

#### Outside

The chalet sits in communal lawned grounds with on site parking available and faces a westerly direction.





### Tenure

Leasehold. Term remaining approximately 37 years.

99 years from 1964

Ground rent £50 per annum.

Site open from 31st March - 31st October plus two weeks over the Christmas period.

### Services

Mains water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction applies for holiday use).

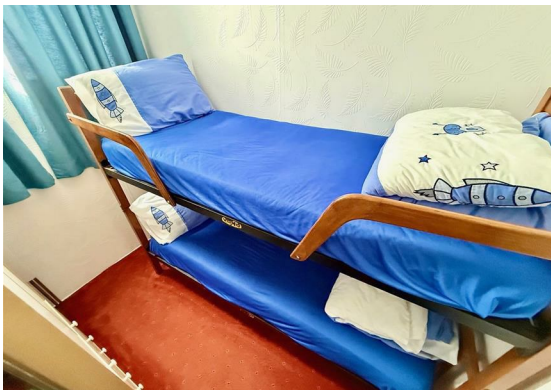
### Location

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.

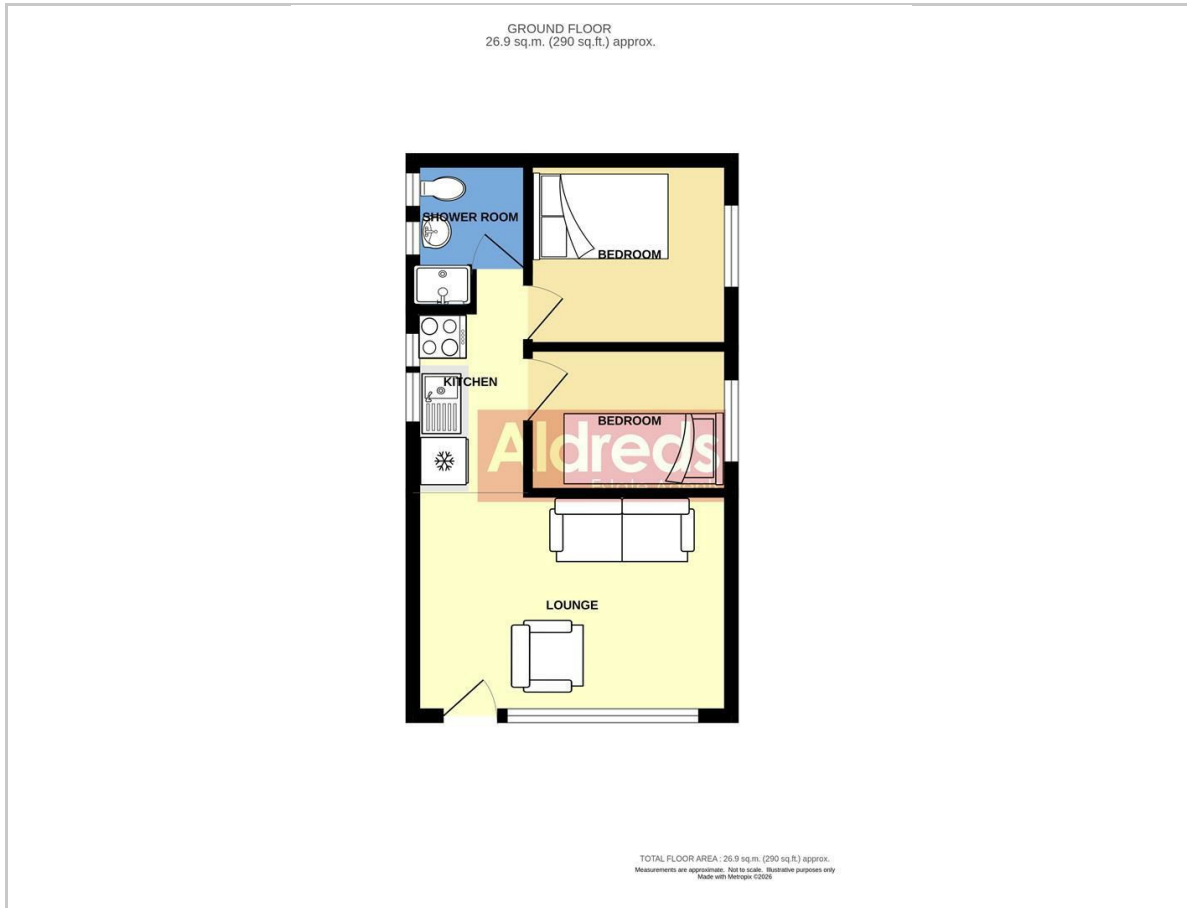
### Directions

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 as the road bears round to the right, then left where the Hawaii Beach site can be found on the left hand side where parking is available and the chalet located just to the right hand side of the parking area.

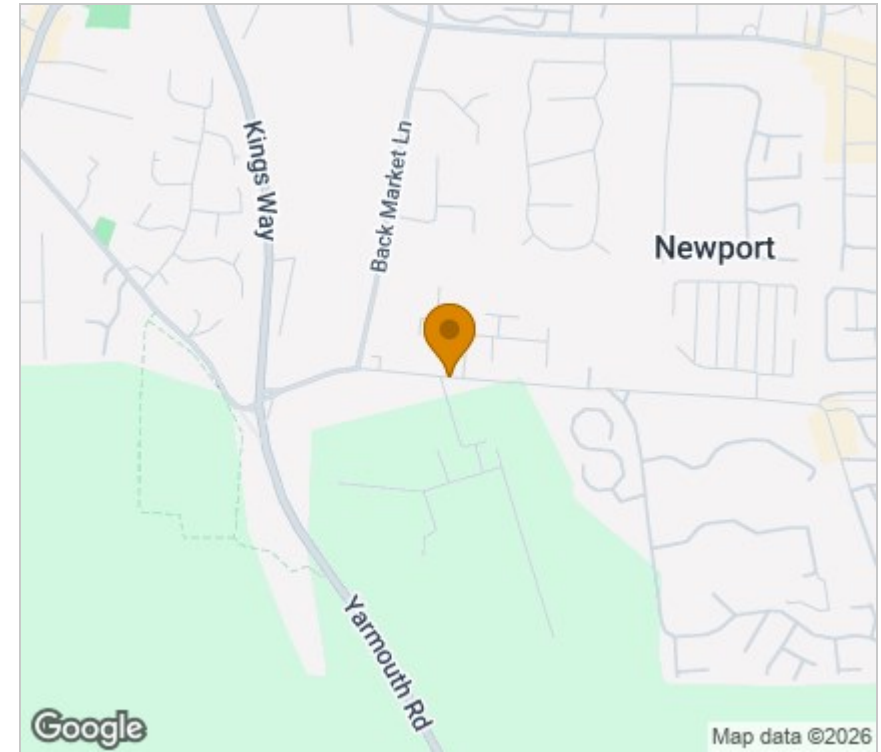
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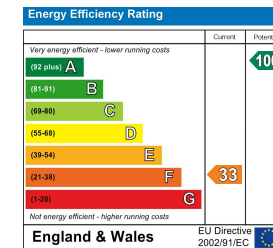
## Floor Plan



## 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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