Aldreds
Estate Agents




# 141 141 Belle Aire Holiday Estate, Beach Road

, Hemsby, NR29 4HZ

£27,950

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Aldreds are delighted to offer this attractively presented, end terrace holiday chalet located in the much sought after Belle Aire Chalet Park. The chalet has been presented to a good standard and is being sold inclusive of all furniture, fixtures and fittings and would make an ideal investment property. The chalet offers an open plan living room/kitchen, shower room and two bedrooms, The property also benefits from double glazed windows and faces a westerly direction on the periphery of the site. An early internal viewing is highly recommended.







### Living/Dining Area 15'4" x 9'6" (4.69 x 2.91)
Part double glazed pvc entrance door and adjacent double glazed windows to front aspect, electric meter and fuse box, power points, tv point, wood effect laminate flooring, doors leading off, leather sofa, armchair and table/chairs, open plan access to:-

### Kitchen Area 7'6" x 4'7" (2.3 x 1.41)
Modern gloss finish kitchen with wall and matching base kitchen units with work surfaces over, inset single drainer stainless steel sink unit, under counter hot water heater, part metro tiled walls, recess with fridge/freezer, built in electric oven and four ring ceramic hob, wood effect laminate flooring.

### Bedroom 1 9'5" x 7'2" (2.89 x 2.20)
Double bed, bedside cabinet, wardrobe, fitted carpet, double glazed window to rear.

### Bedroom 2 9'5" x 7'1" (2.89 x 2.18)
two single beds, bedside cabinet, wardrobe, fitted carpet, double glazed window to rear.

### Shower Room
Tiled shower cubicle with electric shower fitting, low level wc, tiled walls and flooring, frosted double glazed window to front aspect.

### Outside
Immediately in front of the chalet is an area of paved sun trap patio, beyond are the communal grounds and nearby parking. The chalet is on the periphery of the site and faces a westerly direction.

### Tenure
Leasehold - there are approximately 50 years remaining on the lease. The current site fees for 2026 are approximately £2700 Plus VAT, which is 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.

### 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.

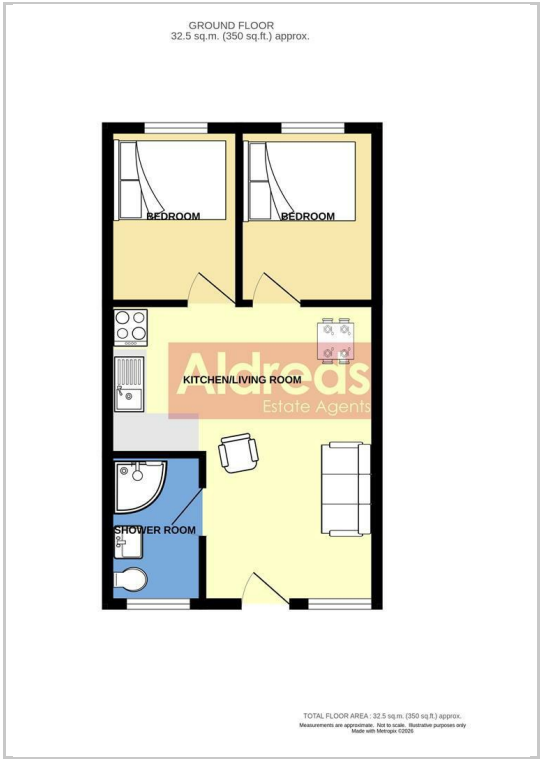
### Directions
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, continue into Kings Way, at the mini roundabout turn right into Beach Road, turn right into Belle Aire Chalet Park, continue a short way along before turning right in to the car park where the chalet can be found straight ahead.

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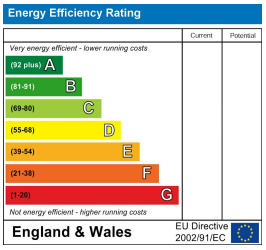
## Area Map




## Floor Plans




## Energy Efficiency Graph




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