

**Aldreds**  
Estate Agents



166 Sundowner Holiday Park Newport Road

Hemsby, Great Yarmouth NR29 4NW

£25,000



## 166 Sundowner Holiday Park Newport

Hemsby, Great Yarmouth NR29 4NW

Aldreds are pleased to offer this very well presented and well equipped, semi detached holiday chalet situated on this quiet popular coastal village site located in the Newport area of Hemsby. The chalet offers accommodation including an open plan living room in to a modern fitted kitchenette, two bedrooms and shower room. The property also benefits from double glazed windows and is being sold furnished and equipped for use. Outside there are communal lawned gardens with a southerly facing aspect and nearby car parking. The chalet is finished to a very good standard and an early viewing is recommended.

### Living Room

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

Part double glazed pvc entrance door to front, double glazed window to front aspect, fitted carpet, meter storage cupboard, wall mount tv point, 2 two seater leather sofas, table and chairs, arm chair, open access to:

### Kitchenette

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

Fitted with a modern white kitchen with matching wall and base units with marble effect work surfaces over, single drainer sink unit, free standing electric cooker, part tiled walls, wood effect vinyl flooring, recess with fridge/freezer, double glazed window to rear aspect, built in cupboard housing the hot water heater.

### Bedroom 1

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

Plus wardrobe cupboard, fitted carpet, double bed, double glazed window to front aspect, electric panel heater.

### Inner Lobby

Doors leading off to:

### Bedroom 2

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

Plus wardrobe cupboard, fitted carpet, triple bunk bed, electric panel heater, double glazed window to rear aspect.

### Shower Room

White suite with a full width tiled walk in shower cubicle with electric shower fitting, low level wc, pedestal wash basin, frosted double glazed window to rear aspect, wood effect vinyl flooring.

### Outside

The chalet faces a sunny southerly directions and 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.

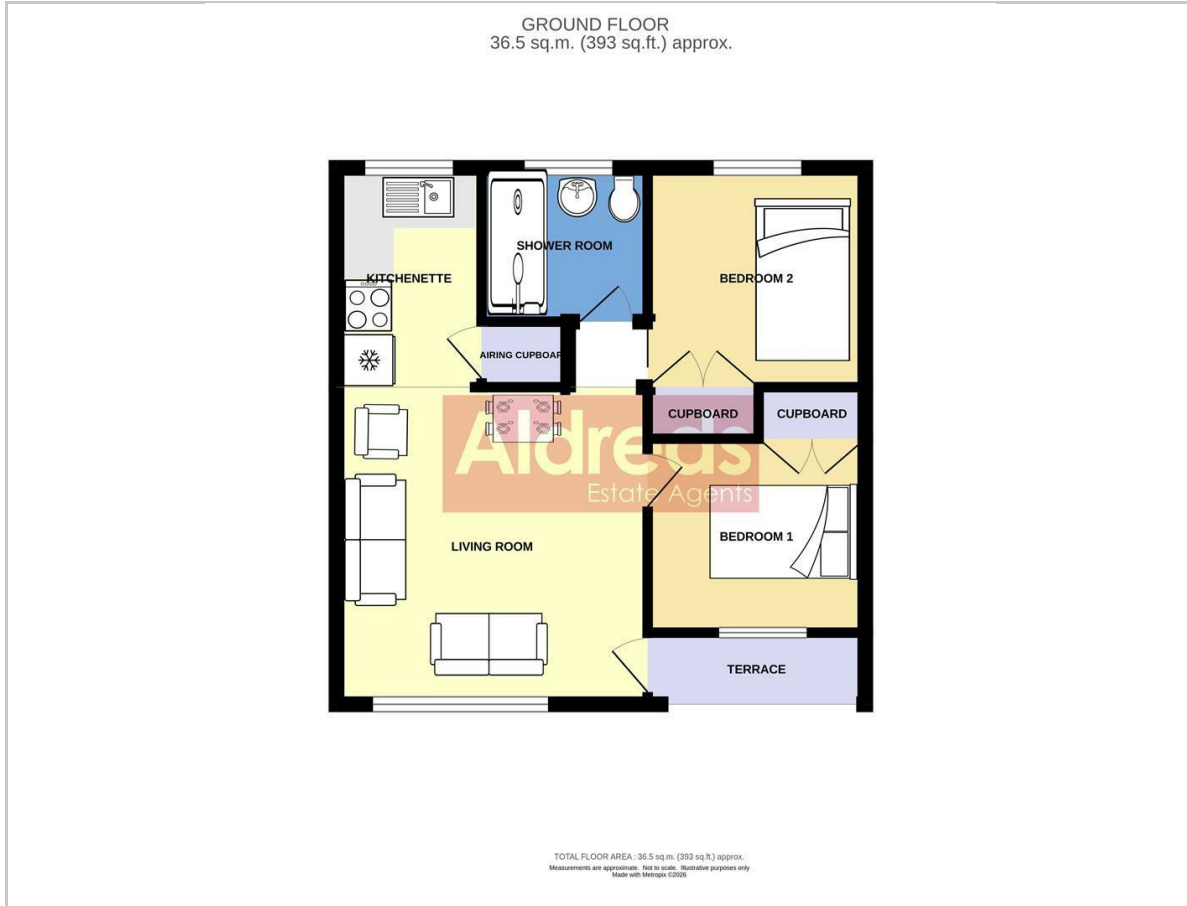
### Directions

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 and turn immediately left. Follow the road up and the chalet can be found on the right hand side after a couple of hundred yards.

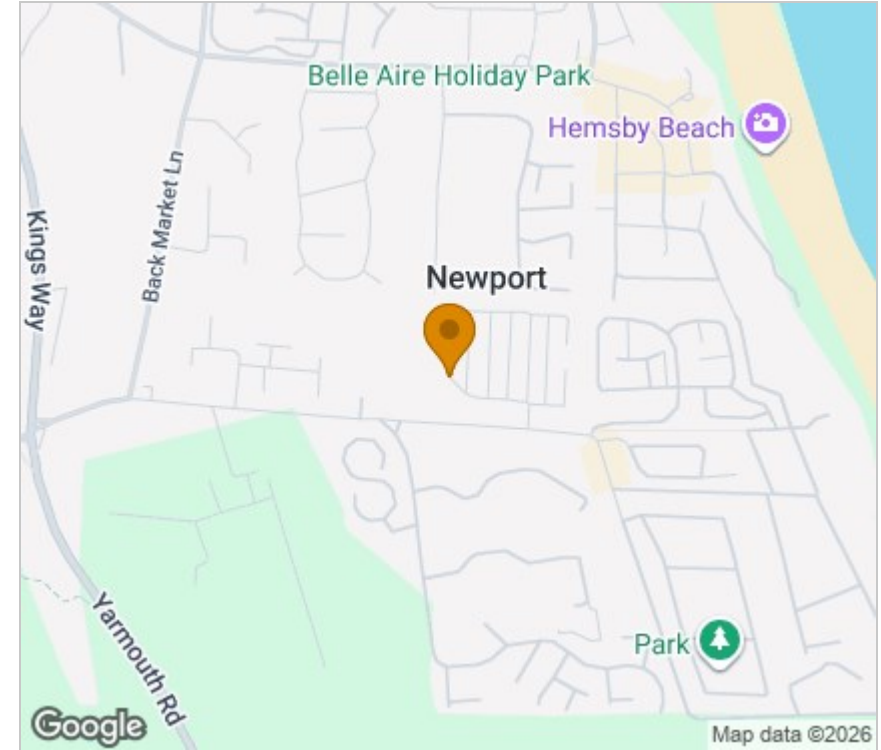
Y12595



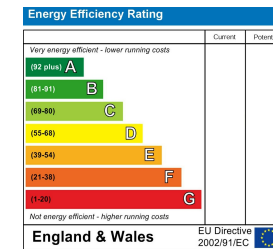
## Floor Plan



## 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](mailto: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