

**Aldreds**  
Estate Agents



166 Bermuda Holiday Park Newport Road

Hemsby, Great Yarmouth, NR29 4NN

£22,950



## 166 Bermuda Holiday Park Newport Road

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Facing a westerly direction, Aldreds are pleased to offer this very well presented two storey holiday chalet situated in the popular Bermuda Chalet Site in the coastal village of Hemsby. Accommodation comprises, lounge, kitchen, bathroom and three first floor bedrooms. This popular site offers communal lawned grounds, parking and use of on site facilities. The chalet is sold as seen, excluding any personal items of the vendor. An early viewing is recommended.

### Lounge

14'2" x 10'11" (4.32 x 3.33)

Glazed entrance door, front facing full height window, laminate floor, stairs rising to landing, power points, tv point, open plan access to:-

### Kitchen

8'8" x 7'5" (2.64 x 2.26 (2.65 x 2.25))

Window to rear aspect, a range of modern fitted kitchen units with roll top work surfaces and tiled splash back, steel sink and drainer, plumbing for washing machine, integrated electric oven and ceramic hob, tiled floor, power points.

### Lobby

Leading to:-

### Bathroom

Obscure glazed window to rear aspect, panel bath with tiled surround, low level WC, pedestal hand wash basin with tiled splash back, tiled floor, shavers point.

### Landing

Airing cupboard housing hot water cylinder, doors leading off:-

### Bedroom One

10'11" x 8'8" (3.33 x 2.64)

Window to front aspect, built in cupboard, power points.

### Bedroom Two

8'8" x 7'8" (2.64 x 2.34)

Window to rear aspect, power point, built in wardrobe.





### Bedroom Three 6'3" x 5'11" (1.91 x 1.80)

Window to rear aspect, power point.

### Outside

Communal lawned grounds, parking and use of on site facilities.

### Tenure

Leasehold.

99 years from 1st May 1977.

Ground rent & maintenance charges for 2025 = £1800 (approximately) full breakdown on file

Site open 20th March - 31st October

NO DOGS allowed

### Services

Mains water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Hemsby is a popular coastal village with a lovely sandy beach, approximately 7 miles north of Great Yarmouth \* There are 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

On arriving in the village of Hemsby from Great Yarmouth, turn right into Newport Road, turn left into Bermuda Holiday Site, follow the access road as it bears round to the right, continue to the end of the road where parking is available and the chalet can be found towards the right hand corner.

Ref: Y12454/07/25

### AGENTS NOTE

Please note that the chalet is sold inclusive of furniture (table & chairs in photo being replaced), fixtures and fittings minus any personal belongings of the vendor.



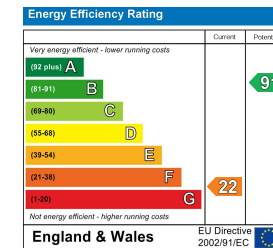
## Floor Plan



## 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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