



## 235 Belle Aire Chalet Park Beach Road

Hemsby, Great Yarmouth, NR29 4HZ

Offers Over £25,000



Aldreds are delighted to offer this south facing, very well presented mid terraced holiday chalet located in the much sought after Belle Aire Chalet Park. The is sold inclusive of all furniture, fixtures and fittings and would make an ideal investment. The chalet offers a quality fitted kitchen with appliances, shower room, two bedrooms, good quality furnishings throughout, uPVC sealed unit double glazed windows and doors. Early internal viewing is highly recommended .



### Living Room/Dining Area 15'5" x 9'7" (4.70 x 2.92 (4.69 x 2.91))

Part double glazed pvc entrance door and adjacent double glazed windows to front aspect, electric card meter, power points, tv point, attractive grey wood effect flooring, three seater sofa, table and chairs, doors leading off, open plan access to:-

### Kitchen Area 7'7" x 4'8" (2.31 x 1.42)

Re-fitted kitchen with a range of quality white gloss handle less wall and matching base units with polished finish granite effect roll top work surfaces and tiled walls over, built in electric oven with two ring induction ceramic hob over, integrated fridge and microwave, stainless steel circular bowl sink and drainer with mixer tap, power points, grey wood effect flooring, doors leading off to:

### Bedroom 1 9'6" x 7'2" (2.90 x 2.18)

Double glazed window to rear aspect, double bed, bedside cabinet, fitted carpet.

### Bedroom 2 9'6" x 7'2" (2.90 x 2.18)

Double glazed window to rear aspect, two single beds, bedside cabinet, fitted carpet.

### Shower Room

Re-fitted with a white suite comprising corner quadrant tiled shower cubicle with electric shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, tiled walls, frosted double glazed window to front aspect, wall mounted medicine cabinet.

### Outside

The front of the chalet faces a southerly direction and immediately in front of the chalet is a paved sun terrace, beyond which are the communal lawned grounds and nearby parking. Belle Aire offers Club Belle clubhouse and is located conveniently on Beach Road with close access to all the village amenities and the beach.

### Tenure

Leasehold.

99 years from 12th September 1975

Annual site charges approximately £1500 (For 2022)

Site open 1st March - 14th January (open for Christmas)

It is also possible to pay additional fees to allow occupancy beyond October to Mid February allowing 50 week occupancy (fees to be confirmed).

Dogs allowed

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band A (10% reduction for holiday use applies). The chalet is currently rated for business rates.

### 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.

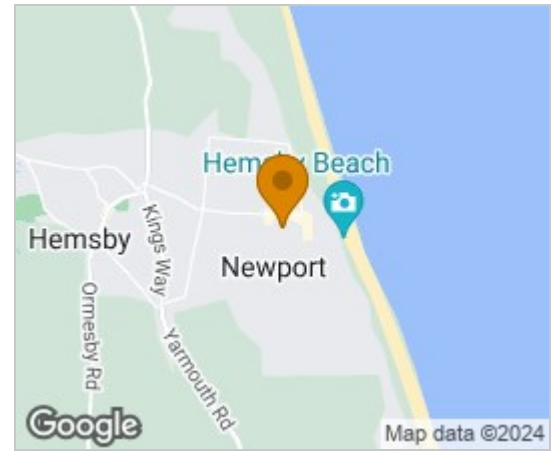
### Directions

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, after a short distance turn left and first right in to the car park, the chalet can be found towards the bottom of the site on the right hand side.

EPC Rating - E (43)

Ref: Y11577/09/22

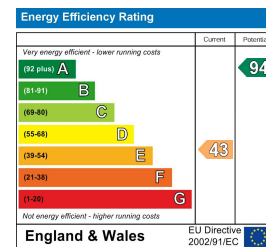
## Area Map



## Floor Plans



## Energy Efficiency Graph



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