



303 Belle Aire Beach Road

Hemsby, Great Yarmouth, NR29 4HZ

£26,000



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



Living Room/Dining Area 15'5" x 9'7" (4.70 x 2.92 (4.69 x 2.91))
Attractive wood effect laminate flooring, tv point and tv, sofa, double glazed window and doors to front terrace, table and chairs, doors leading off and open plan to:

Kitchen Area 7'7" x 4'8" (2.31 x 1.42)
Fitted with cream shaker style wall and matching base units with wood effect work tops over, single drainer stainless steel sink unit with instantaneous hot water heater over, under counter fridge, recess with electric cooker, microwave, part tiled walls, wood grain finish grey laminate flooring.

Bedroom 1 9'6" x 7'2" (2.90 x 2.18)
Two single beds, wardrobe, double glazed window to rear aspect, fitted carpet.

Bedroom 2 9'6" x 7'2" (2.90 x 2.18)
Double bed, drawers, double glazed window to rear aspect, fitted carpet.

Shower Room
Tiled shower cubicle with electric shower fitting, white vanity unit with inset wash basin and adjacent low level wc with concealed cistern, instantaneous hot water heater, tiled flooring, frosted double glazed window to front aspect.

Outside
The chalet sits in well maintained communal grounds with on site parking. The Belle Aire Chalet Park offers on site facilities including a well run club house and is located with in easy access of the attractions of Beach Road Hemsby. Immediately in front of the chalet is a paved terrace.

Tenure
Leasehold.
99 years from 28 February 1972
Site fees for 2022/2023 = £2900 approximately including ground rent and service charge
Site open 1st March - 31st October
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

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, 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 left passing the reception building and following the road down to the bottom. Park in the last car park on the right where the chalet can be found on the right hand side.

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EPC - BTC

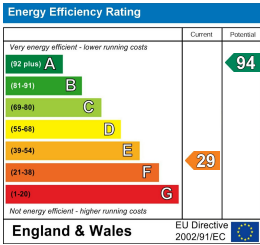
Area Map



Floor Plans



Energy Efficiency Graph



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