



4 Sundowner Holiday Park Newport Road

Hemsby, Great Yarmouth, NR29 4NW

£28,500



4 Sundowner Holiday Park Newport Road

Aldreds are pleased to offer this very well presented end terraced holiday chalet on a sought after quiet site in this popular coastal village. The property offers a modern presentation throughout with accommodation comprising of an open plan kitchen/living room, two bedrooms and a modern bathroom. Outside there are westerly facing communal gardens and nearby parking. The chalet also benefits from double glazed windows and is sold equipped with furnishings.

Living Room

11'8" x 9'10", 167'3" (3.58 x 3.51)

Part double glazed uPVC entrance door to front, uPVC double glazed window to front aspect, meter storage cupboard, tv point, fitted carpet, two 2 seater sofas, table and chairs, low level storage units, electric wall heater, open access to:

Kitchenette

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

Fitted with modern coloured gloss finish wall and matching base units with roll top work surfaces over, single drainer stainless steel sink unit, built in electric oven, four ring hob and extractor over, part tiled walls, wood effect flooring, fridge, microwave, double glazed window to rear aspect, airing cupboard with the copper how water cylinder and dishwasher below.

Bedroom 1

8'0" x 7'4" (2.46 x 2.26)

Plus storage recess with low level storage units, bunk beds, double glazed window to front aspect, electric panel heater, fitted carpet.

Bedroom 2

8'0" x 7'6" (2.44 x 2.29)

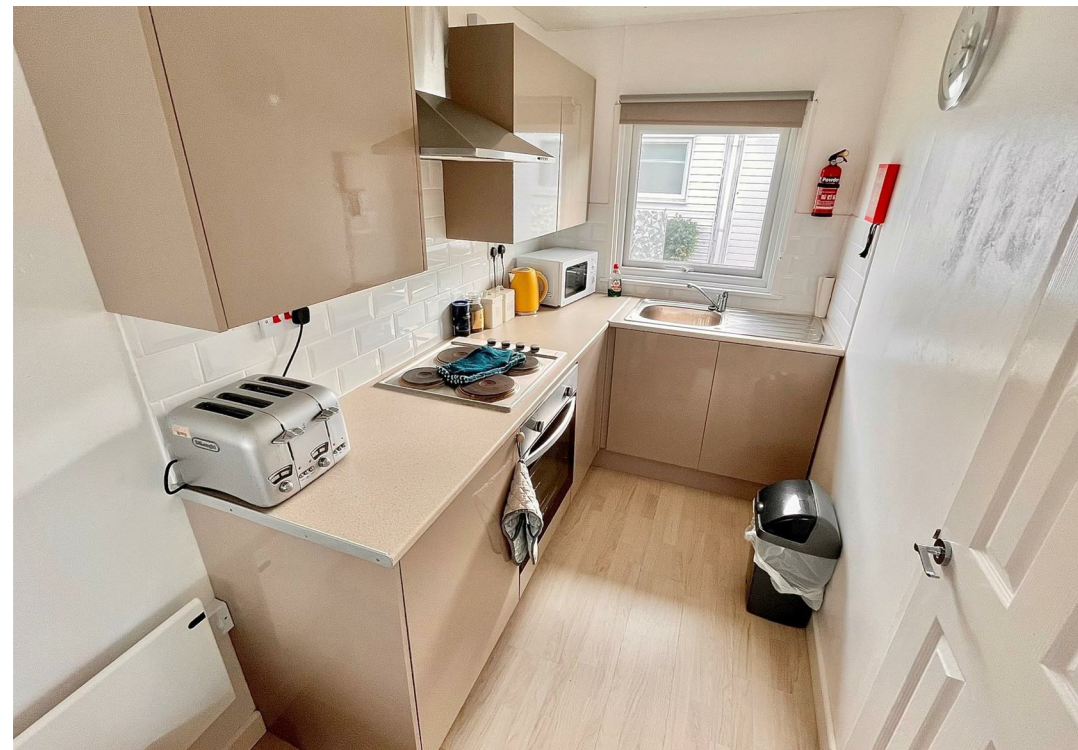
Plus storage recess, double bed, double glazed window to front aspect, electric panel heater, fitted carpet.

Bathroom

White suite comprising curved panel bath with shower mixer tap, pedestal wash basin, low level wc, part tiled walls, tile effect vinyl flooring, frosted double glazed window to rear aspect.

Outside

Immediately in front of the chalet is an area of paved patio which faces a westerly direction. The chalet sits in communal lawned grounds with parking nearby.





Tenure
Leasehold

99 years from 01.05.2015

Site charges for 01.05.22 - 30.04.23 = £1,901.39.

Site opens from 1st March to 31st October.

Services
Mains water, electric and drainage

Council Tax
Great Yarmouth Borough Council - Band 'A'

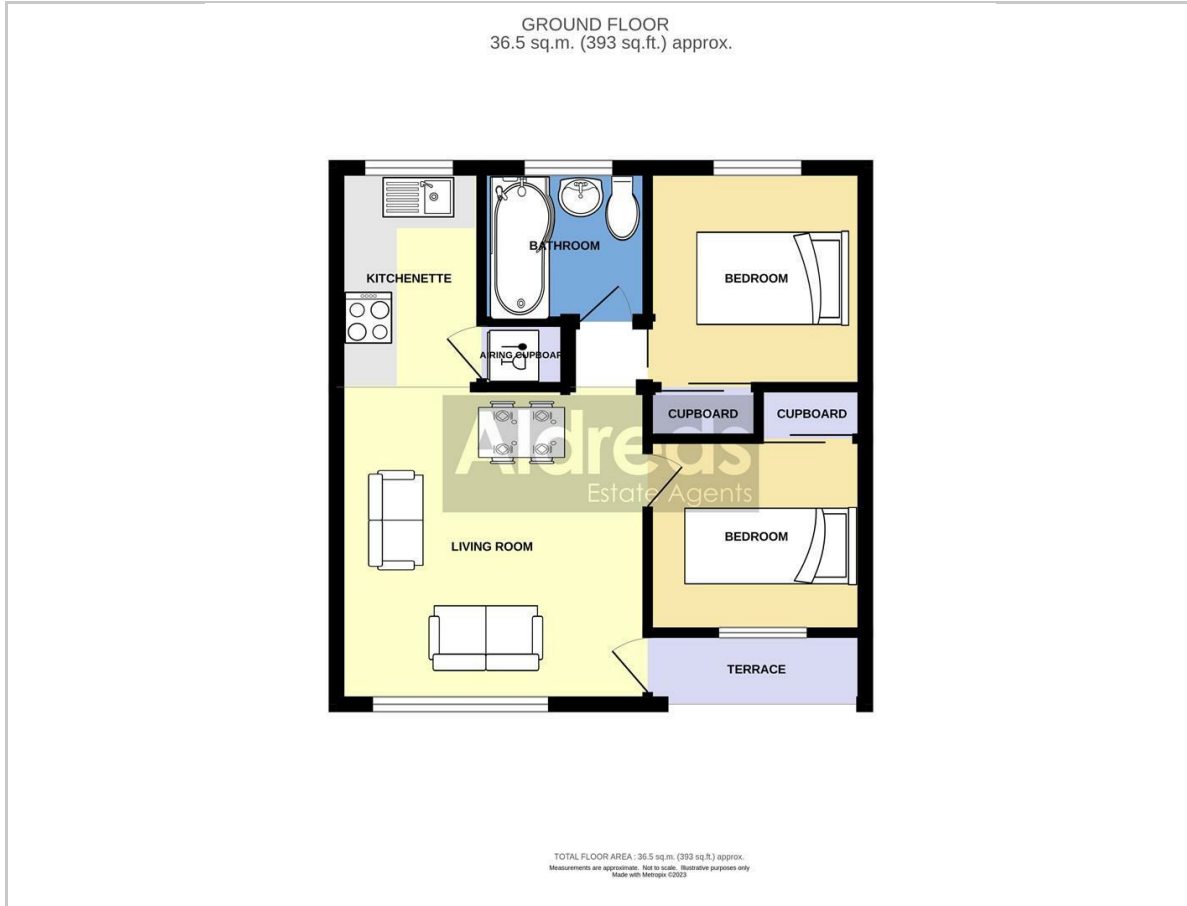
Location
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. At the beach end of the road are a number of cafes, shops and amusement arcades, ten-pin bowling, bingo, a play area and 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 and turn left just past the site office on the left hand side, and follow the road around to the left parking in the car park by the site office. The chalet can be found in the block towards the entrance.

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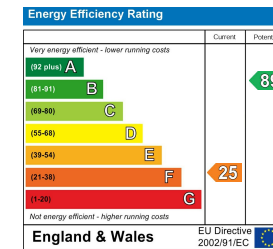
Floor Plan



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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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

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