



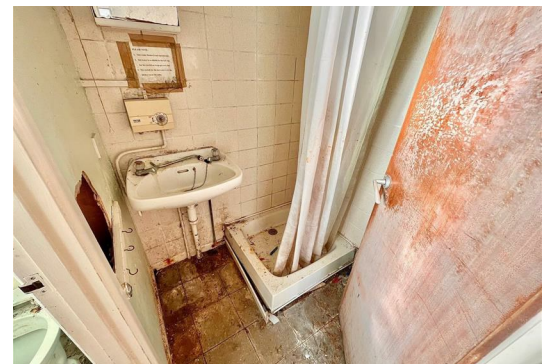
## 116 Belle Aire Chalet Park Beach Road

Hemsby, Great Yarmouth, NR29 4HZ

£20,000



Aldreds are pleased to offer this southerly facing, two bedroom end terraced holiday chalet that would benefit from further refurbishment. This nicely positioned chalet offers an open plan kitchen/living room, two double bedrooms and a shower room. The chalet benefits from uPVC double glazed windows and doors. Outside there are communal lawned grounds, parking and on site amenities.



### Open Plan Living Room/Kitchen

Living Room Area 15'4" x 9'7" (4.69 x 2.93)

Double glazed French doors, double glazed window to front aspect, power points, tv point, doors leading off, open plan access to:-

Kitchen Area 7'9" x 4'11" (2.38 x 1.51)

Fitted wall and base kitchen units in need of repair, tiled walls, stainless steel sink and drainer, electric cooker point.

Bedroom 1 9'4" x 7'1" (2.87 x 2.18)

Double glazed window to rear aspect, power points.

Bedroom 2 9'4" x 7'1" (2.87 x 2.18 )

Double glazed window to rear aspect, power points.

### Shower Room

Shower cubicle and wash basin in need of repair/replacement, door to:

### Separate WC

Low level wc, frosted double glazed window to front aspect.

### Outside

Communal lawned grounds with a southerly facing aspect, nearby parking.

### Tenure

Leasehold - there are approximately 50 years remaining on the lease. The current site fees for 2023 are approximately £2700 Plus VAT, which is from 1st March until 31st October and that also includes 2 weeks over the Christmas period. There are additional costs for the period from 31st October until 14th January (£880) and again from 1st to 28th February (£550), these are optional.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band A (10% reduction 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 along the access road towards the bottom left hand corner where parking is available on the left hand side and the chalet accessed on foot.

Ref: Y11954/01/24/CF

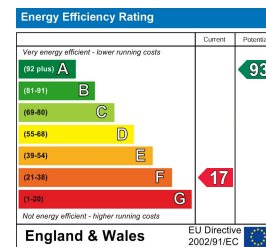
## Area Map



## Floor Plans



## Energy Efficiency Graph



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