

**Aldreds**  
Estate Agents



204 Sundowner Newport Road

Hemsby, Great Yarmouth, NR29 4NW

£32,950



## 204 Sundowner Newport Road

Aldreds are pleased to offer this superbly presented mid terraced holiday chalet situated on this quiet popular coastal village site located in the Newport area of Hemsby. The chalet offers accommodation including living room, kitchenette, two bedrooms and bathroom. The property benefits from uPVC sealed unit double glazed windows. Outside there are communal lawned gardens with a westerly facing aspect and nearby car parking. The chalet is finished to a very good standard and has been equipped and run as a successful holiday let.

### Living Room

11'9" x 11'6" (3.58 x 3.51)

Part double glazed uPVC entrance door to front, uPVC sealed unit double glazed window to front aspect, wood effect vinyl plank flooring, meter storage cupboard, tv point, two sofas, table and chairs, open access to:

### Kitchenette

8'3" x 5'5" (2.51 x 1.65)

Fitted with a wood grain fitted kitchen with matching wall and base units with wood effect work surface over, single drainer stainless steel sink unit, built in electric oven and four ring ceramic hob, part tiled walls, tiled flooring, recess with fridge/freezer, double glazed window to rear aspect, built in cupboard housing a washing machine and hot water heater.

### Bedroom 1

8'1" x 7'5" (2.46 x 2.26 (2.47 x 2.27))

Plus built in wardrobe cupboard with sliding doors, wall mounted tv point, double glazed window to front aspect, wood effect vinyl plank flooring, double bed.

### Inner Lobby

Cloaks storage space, wood effect vinyl plank flooring, doors to:

### Bedroom 2

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

Plus wardrobe cupboard with sliding doors, two single beds, double glazed window to rear aspect, wood effect vinyl flooring.

### Shower Room

Corner quadrant shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc, tiled walls, wood effect vinyl flooring, extractor fan, 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. Commenced 16th March 2016 for 99 years

Ground rent and maintenance charges for 2024 - £2000 approximately

Site opens from 1st March to 31st October.

Dogs are allowed on the site.

### Council Tax

Great Yarmouth Borough Council - Band 'A' - currently holiday let

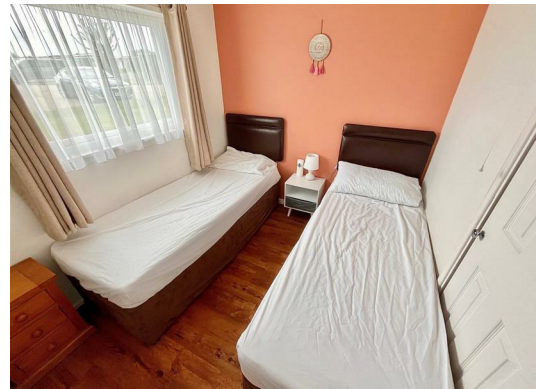
### Location

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.

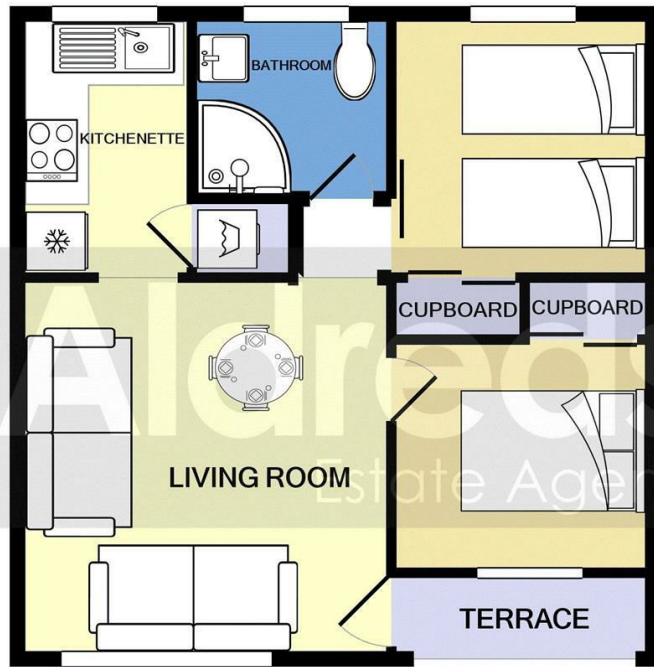
### Directions

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 passing the site office on the left hand side, and take the second turning on the left where the chalet can be found on the left hand side after a short distance.

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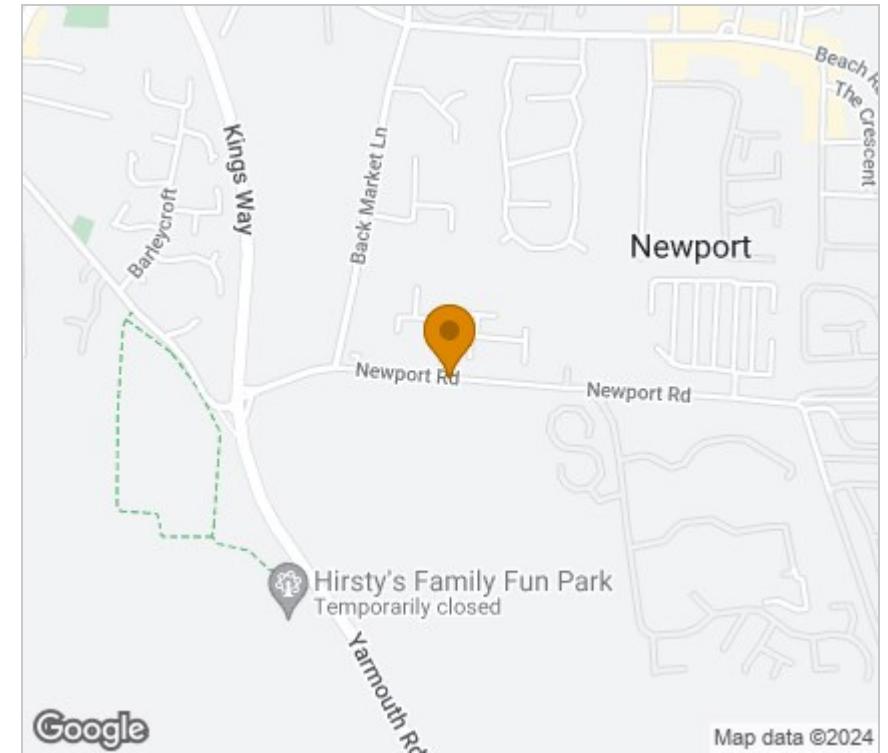


## Floor Plan



TOTAL APPROX. FLOOR AREA 36.5 SQ.M. (393 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Area Map



## 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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