

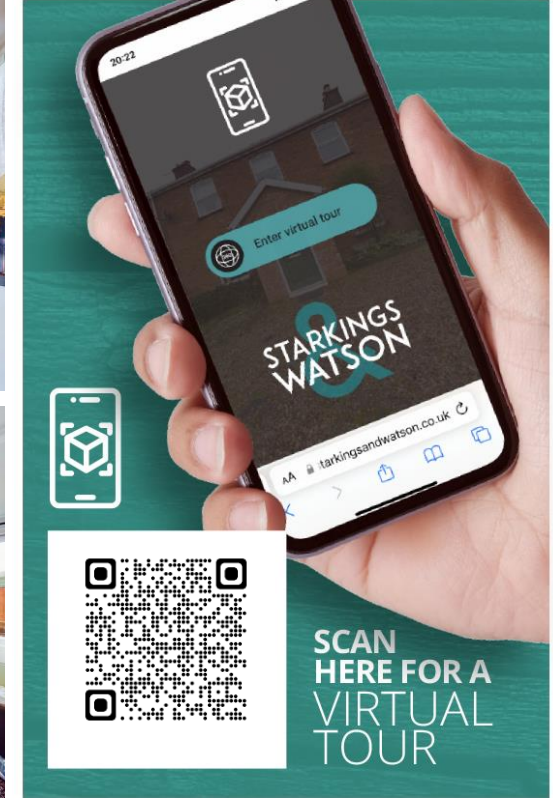
THE GLEBE

# Hemsby, Great Yarmouth NR29 4JA

Leasehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Timber Frame Chalet
- Three Double Bedrooms
- Sealed Unit uPVC Double Glazed Windows
- Stunning Sea Views
- Driveway Parking
- Multiple Outbuildings
- Close To All Amenities & Local Travel Routes
- Larger Than Average Plot

#### IN SUMMARY

Offering you the most stunning and uninterrupted SEA VIEWS this three bedroom bungalow offers you SPACE, PRIVACY and one of the first glimpses at the morning sun in the country. Situated in the COASTAL VILLAGE of Hemsby with its miles of GOLDEN SAND and community feel it makes the ideal location all year round. The property is offered with uPVC DOUBLE GLAZED windows and versatile living spaces. The OPEN PLAN SITTING and DINING room area overlooks the back of the property above the dunes of HEMSBY BEACH with THREE BEDROOMS, BATHROOM and KITCHEN sitting towards the front of the property. Outside is a WRAP AROUND garden with ample outside storage and OFF ROAD PARKING for your vehicles.

#### SETTING THE SCENE

Turning off the bustling Beach Road you enter the private development comprised of bungalows. Stepping out of your vehicle you are met with a grass frontage creating an abundance of space for parking which can be paved to offer the owner the ideal parking spaces for multiple vehicles whilst leaving more space for the shed which currently sits at the front. In the distance you will hear the faint rumbling of the North Sea crashing onto

the golden beaches of Hemsby and the East coast.

#### THE GRAND TOUR

Heading up the small steps you enter the Kitchen at the front of the property filled with quirk and charm the room offers base mounted storage and the opportunity to incorporate further wall mounted storage if needed. To the left of the kitchen you will find the first of three bedrooms with this being a double serving as a bedroom overlooking the front garden whilst offering the option to make the kitchen bigger or a separate dining room also. Heading through the kitchen you will find the entrance to the bathroom which itself is comprised of a three piece suite with storage inside too. Just passed the bathroom you enter a lobby with two bedrooms and the living/dining rooms coming off. The third bedroom is a double aspect bedroom offering views out the front and the rear of the property with the master being a much longer space looking over the rear of the property out to sea. Sprawling across the back of the property is a multi-aspect living/dining room area offering unparalleled sea views whilst giving the new owners the potential to extend on this space too. Paired with uPVC French Doors leading you to the rear garden this room will make for the most breath-taking living space and where you will find yourself sat gazing out to sea for hours on end.

#### THE GREAT OUTDOORS

Wrapping around this property is a lawned garden and timber fence panels. The front is predominantly but not exclusively used for parking space with the addition of a wooden shed as well as a storage unit housing the washing machine and tumble dryer making the most of the space on offer. Towards the rear of the property you are met with the most stunning sea views as you look



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down towards the North Sea and making the most of the wooden decked sitting area that forms the immediate rear of the property. Just passed this space is even more lawned garden housing a further two sheds and metal storage container.

#### OUT & ABOUT

The coastal village of Hemsby is located approximately eight miles north of Great Yarmouth. The village is well served with local amenities including post office, shops, doctors and dental surgeries. Within close proximity is a primary school, high school in the neighbouring village, garage, village hall, sports field and regular bus service. Hemsby is a well known seaside resort with a wonderful sandy beach and has been popular with generations of holidaymakers.

#### FIND US

Postcode : NR29 4JA

What3Words : ///riders.incur.brambles

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

Buyers must be aware this property is of non-standard Timber frame construction.

We understand that the property is on rolling yearly leasehold agreement along with the whole site of the Glebe with service charges/ground rent payable of approx. £1,365 PA. Further clarification should be sought by interested parties.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

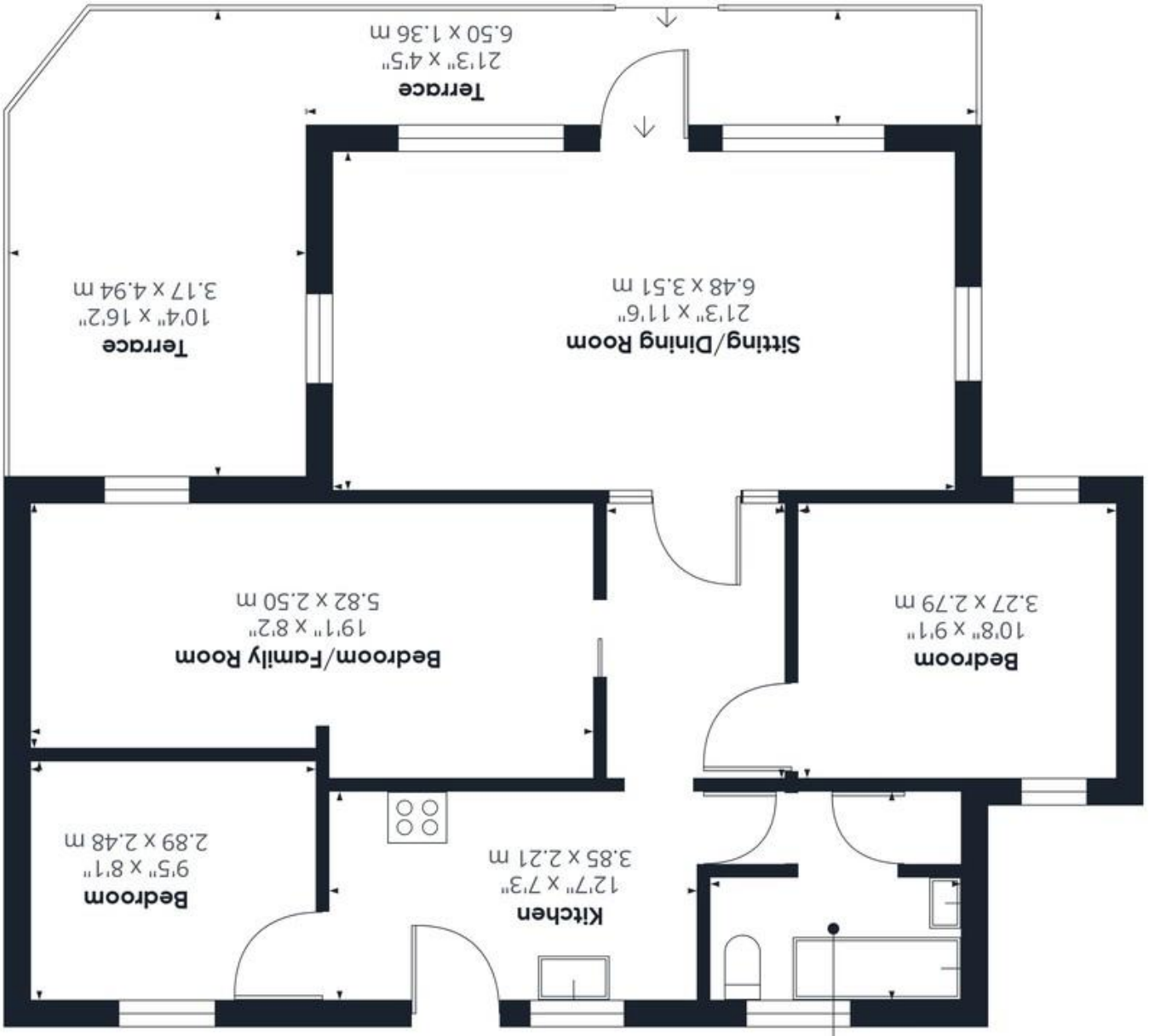
Price:



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**Bathroom**  
8'9" x 7'2"  
2.68 x 2.20 m



Approximate total area<sup>m</sup>  
806.07 ft<sup>2</sup>  
74.89 m<sup>2</sup>

Excluding balconies and terraces

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.