



**Belle Aire, Holiday Estate Beach Road, GREAT
YARMOUTH NR29 4HZ**

welcome to

Belle Aire, Holiday Estate Beach Road, GREAT YARMOUTH

****CHAIN FREE**** This charming one-bedroom chalet in the village of Hemsby makes a wonderful coastal escape. Ideally located close to Norfolk's popular holiday spots



Lounge/Kitchen

14' 9" x 14' 5" (4.50m x 4.39m)

Spacious open plan living area and kitchen, comprising of double glazed uPVC entrance door and window to front, further window to rear aspect.

Lounge- Wood effect laminate flooring, TV point, wall sockets, ceiling light, and feature electric fireplace with wooden surround

Kitchen - A modern and well-appointed kitchen, with a range of wall/ base and drawer units.

Complimentary laminate worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, built in electric oven and hob, concealed extractor over, space and plumbing for washing machine and dishwasher, partially tiled walls, wood effect laminate flooring, LED ceiling lights, and integrated fridge/freezer

Shower Room

Double glazed opaque window to front aspect. Built in shower cubicle with wall mounted electric shower attachment, combination vanity unit with wash hand basin and W/C, extractor fan, and tiled flooring

Bedroom

10' 6" x 8' 6" (3.20m x 2.59m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, inset alcove with built in storage cupboard and TV point



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welcome to

Belle Aire, Holiday Estate Beach Road, GREAT YARMOUTH

- Well Presented One-Bedroom Chalet
- Perfect Coastal Location
- Popular Holiday Park
- Open Plan Lounge & Kitchen
- Close to Amenities & Hemsby Beach

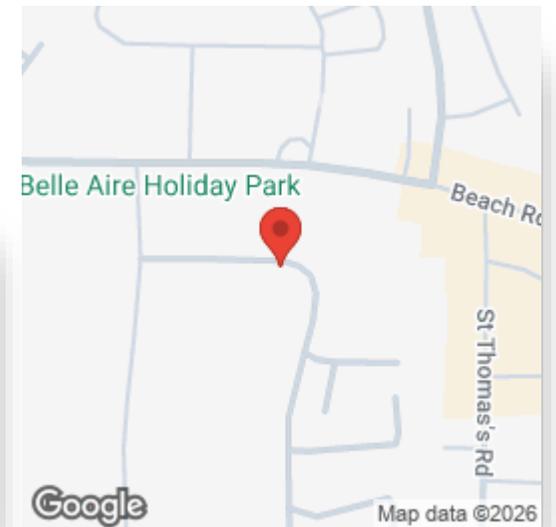
Tenure: EPC Rating: E

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers over

£30,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109694 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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