

**Aldreds**  
Estate Agents



43 Florida Park Back Market Lane

Hemsby, Great Yarmouth, NR29 4HW

Offers Over £17,000





## 43 Florida Park Back

Hemsby, Great Yarmouth, NR29

Aldreds are pleased to offer this south facing semi detached holiday chalet on this popular coastal village site. This chalet offers accommodation including open plan lounge/dining/kitchen area, two bedrooms, bathroom and separate wc. Outside there are communal lawned grounds and parking nearby. Close to local amenities. Offered with no onward chain.

### Open Plan Kitchen/Living Room

#### Lounge Area

12'8" x 12'7" (3.86 x 3.84 (3.85 x 3.83))

Part glazed wood panel entrance door, grey limed wood finish laminate flooring, two sofas, table and chairs, window to front aspect, built in storage cupboard, open access to:

#### Kitchen Area

6'6" x 5'5" (1.98 x 1.65)

Fitted with white wall and matching base units with work tops over, single drainer stainless steel sink unit, fridge/freezer, microwave and freestanding electric cooker, part tiled walls, window to side aspect.

#### Bedroom 1

9'10" x 9'9" (3.00 x 2.97)

Window to rear aspect, power points, built in cupboard, two single beds.

#### Bedroom 2

9'10" x 8'3" (3.00 x 2.51 (2.99 x 2.52))

Window to rear aspect, power points, built in cupboard, double bed.

#### Bathroom

White suite with panel bath and tiled walled surround, wash basin, frosted window to side aspect, door to:

#### Cloakroom

Low level wc, frosted window to side aspect.

#### Outside

The chalet sits in communal lawned gardens which face a southerly direction with a covered terrace and parking nearby







### Tenure

Leasehold.

Lease extended on 30th April 2022 to 5th April 2069.

Service Charge £1600 per annum.

Site opens from 1st March to 31st October.

No dogs allowed.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction applies 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.

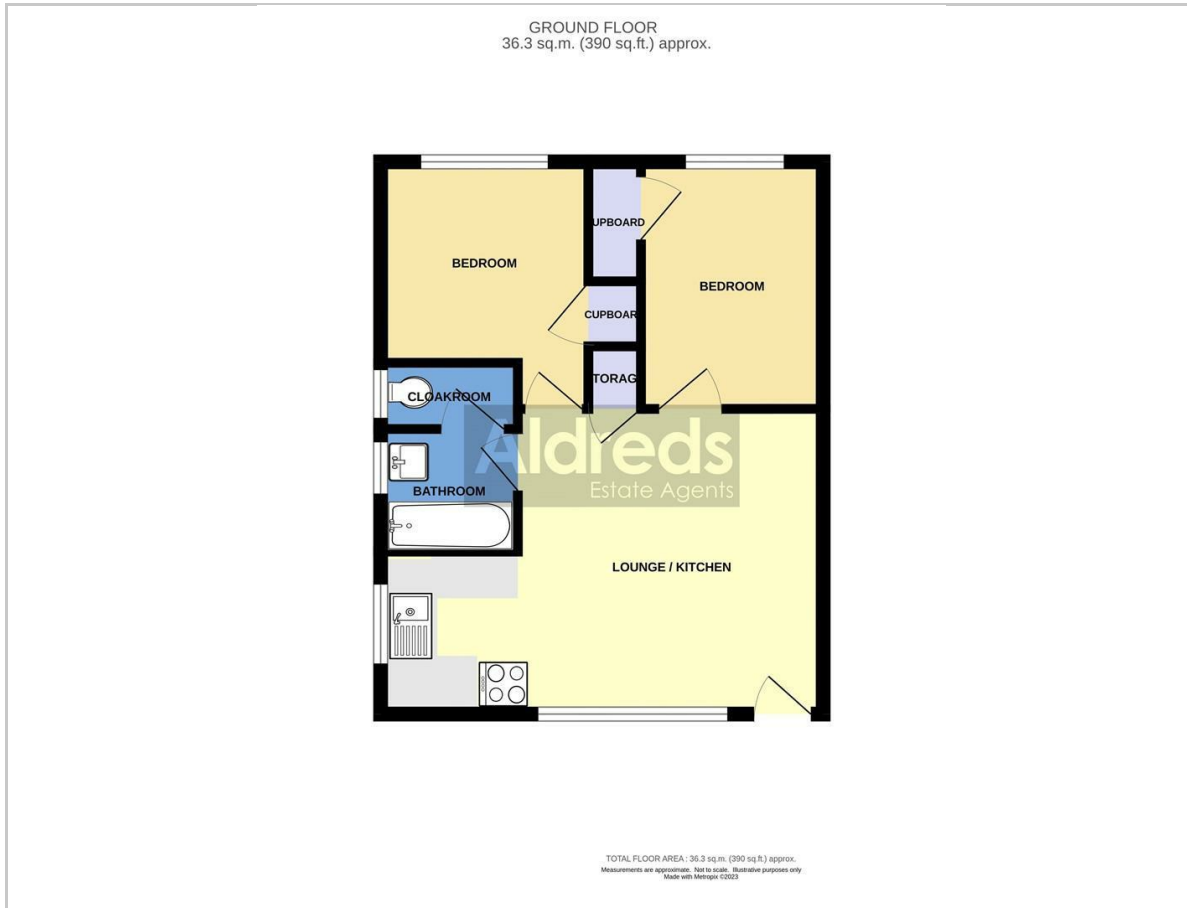
### Directions

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, turn right into Newport Road, continue for approximately 200 yards turn left into Market Lane, take the first turning on the right into the Florida Holiday Park, follow the road around to the left where the chalet can be found on the left hand side.

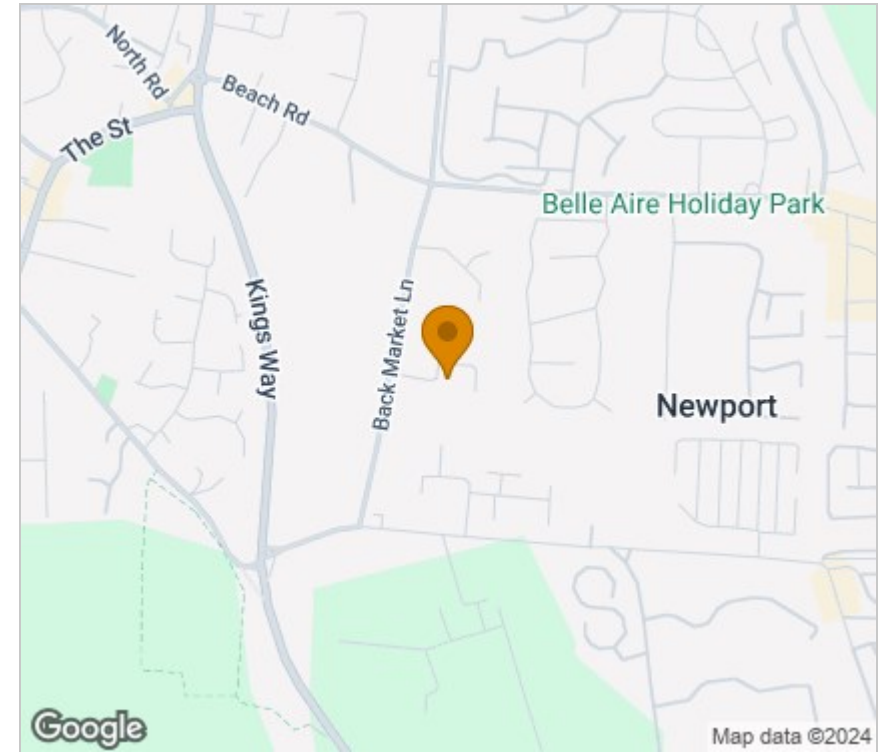
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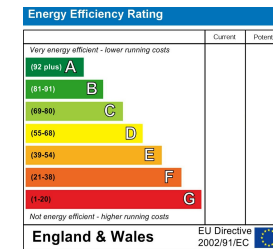
## Floor Plan



## 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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