



68 Florida Park Back Market Lane

Hemsby, Great Yarmouth, NR29 4HP

£30,000



68 Florida Park

Aldreds are pleased to offer this very well presented two bedroom detached holiday chalet sitting on the popular Florida Holiday Park in the coastal village of Hemsby. This chalet offers accommodation including open plan lounge/dining/kitchen area, two bedrooms, bathroom and cloakroom. The property also benefits from uPVC double glazed windows and faces a sunny southerly direction. Outside there are communal lawned grounds and parking nearby. Close to local amenities. Offered with no onward chain.

Open Plan Kitchen/Living Room

Living Room Area

12'8" x 12'4" (3.88 x 3.78)

Part double glazed PVC entrance door, uPVC double glazed window to front aspect, wood effect laminate flooring and rug, wall mount tv point, table and chairs, two sofas, open access to:-

Kitchen Area

7'2" x 5'11" (2.2 x 1.82)

Fitted with a white gloss finish kitchen with wall and matching base units with white work surface over, part tiled walls, single drainer stainless steel sink unit, electric cooker, tiled flooring, microwave, under counter fridge, double glazed window to side aspect.

Bedroom 1

9'1" x 8'0" (2.78 x 2.44)

Plus built in cupboard housing the electric meter, double bed, double glazed window to rear aspect, wood effect laminate flooring..

Bedroom 2

8'6" x 7'7" (2.6 x 2.32)

Plus built in cupboard, wardrobe, two single beds, double glazed window to rear aspect, wood effect laminate flooring.

Bathroom

Panel bath with electric shower over, pedestal wash basin, tiled walls, wood effect laminate flooring, frosted double glazed window to side aspect, door to:

Cloakroom

Low level wc, frosted double glazed window to side aspect, wood effect laminate flooring.

Outside

The chalet sits in communal lawned gardens which face a southerly direction with parking nearby.





Tenure

Leasehold - new lease recently obtained with 47 years remaining from 2023.

Ground rent £725 per annum

Maintenance & Service Charge £603 per annum

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A' Property is currently rated for business usage.

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.

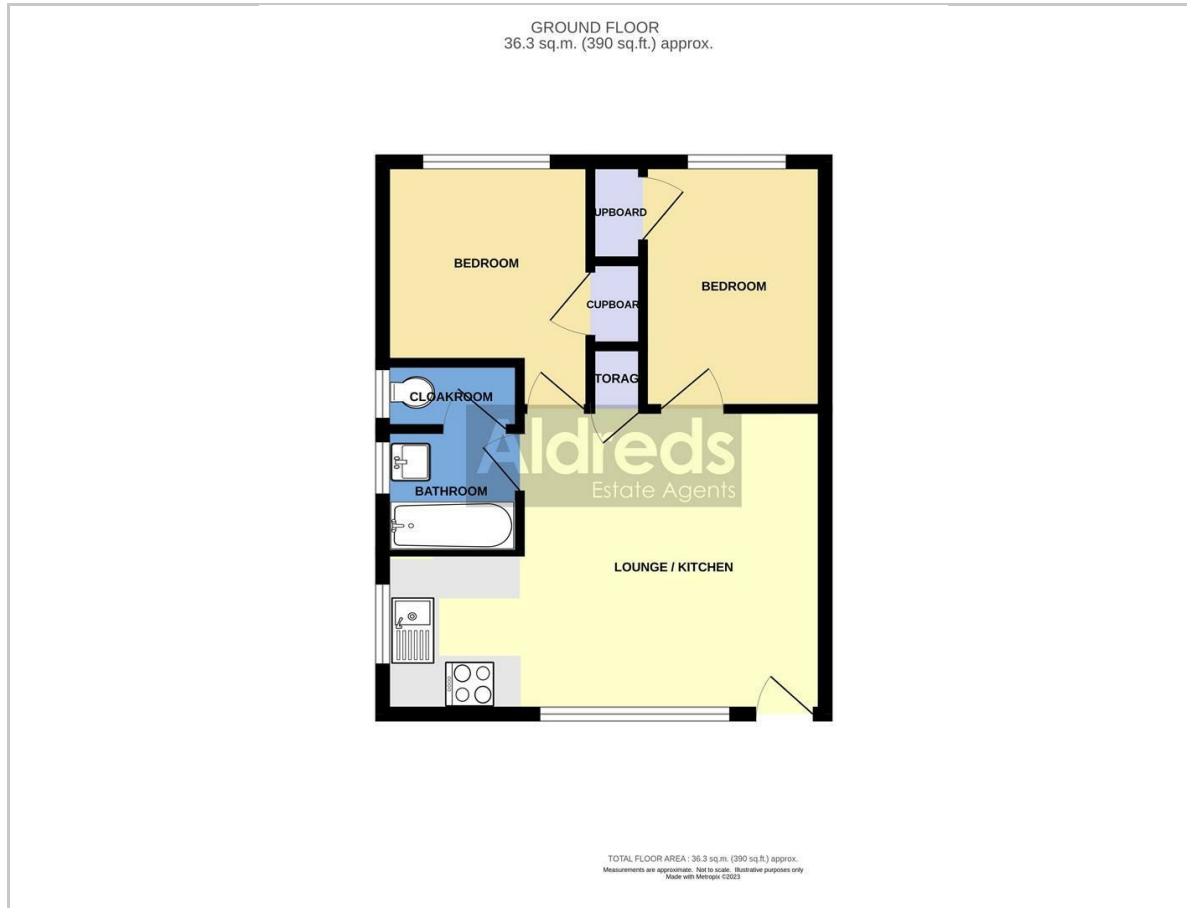
Directions

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 and follow round the left hand bend and proceed to the top of the road. The chalet can be found almost straight ahead at the top of the grassed area.

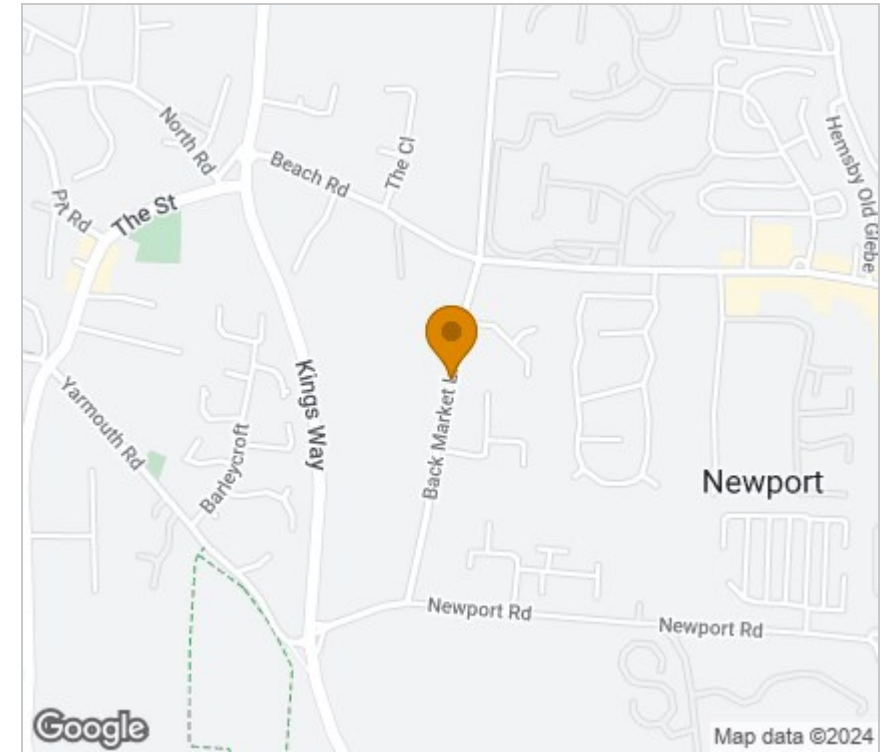
Ref: Y11879/09/23/CF



Floor Plan



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA