



**Florida Estate, Back Market Lane, Hemsby, Great  
Yarmouth, NR29 4HW**

welcome to

## Florida Estate, Back Market Lane, Hemsby, Great Yarmouth

- Holiday chalet
- 2 Bedrooms
- Retro feel with a modern twist
- Close to local amenities
- Fantastic business opportunity

Tenure: Leasehold EPC Rating: G

**£31,500**

**view this property online** [williamhbrown.co.uk/Property/GTY106569](http://williamhbrown.co.uk/Property/GTY106569)

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



**Property Ref:**  
GTY106569 - 0010

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.

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### Open Plan Lounge/ Kitchen

12' 5" x 18' ( 3.78m x 5.49m )

Lounge: Double glazed window to front aspect, carpet.

Kitchen: Fully fitted kitchen with worksurfaces, stainless steel sink and drainer, wall tiling, electric oven and hob, tiled flooring, double glazed window to side aspect.

### Bedroom 1

9' 7" x 9' 6" ( 2.92m x 2.90m )

Double glazed window to rear aspect, carpet.

### Bedroom 2

9' 7" x 8' 3" ( 2.92m x 2.51m )

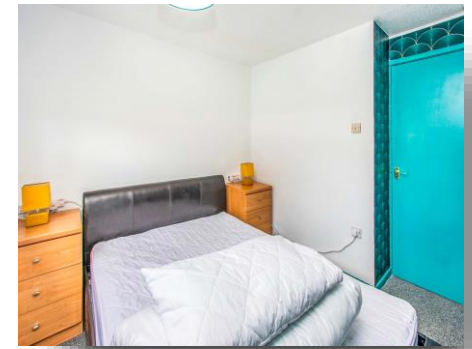
Double glazed window to rear aspect, carpet.

### Bathroom

Double glazed window to side aspect, shower cubicle, wash hand basin, W.C, tiled flooring.

### Agents Note

There is current bookings that will need to be honoured and we will need to respect this while booking viewings.



william h brown



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