



68 Florida Park Back Market Lane

Hemsby, Great Yarmouth, NR29 4HP

£26,000



## 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, newly fitted quality shower room. 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.

#### Shower Room

New quality white suite with a tiled walk in shower cubicle with electric shower, low level wc, vanity unit with inset wash basin, tiled walls, two frosted double glazed windows to side aspect.





### 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 useage.

### 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.

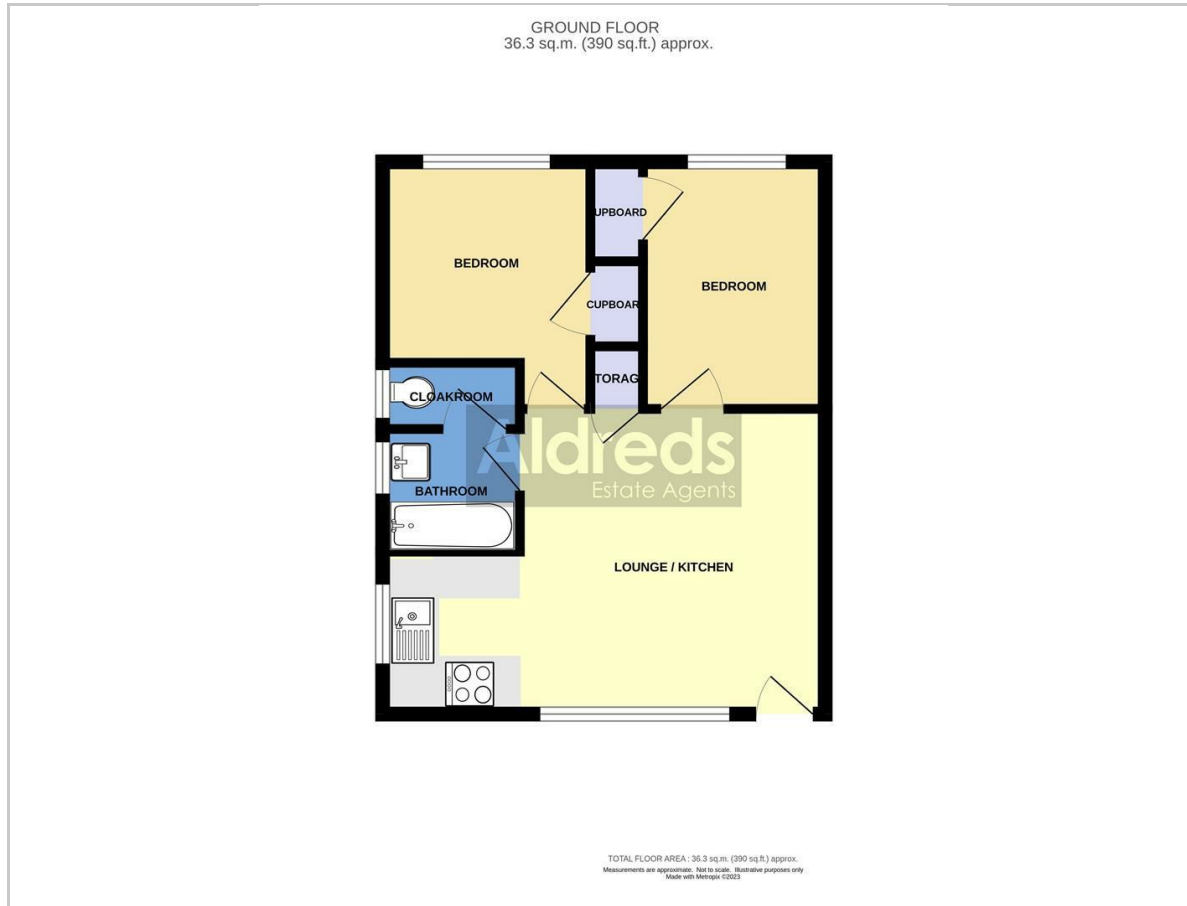
### Directions

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.

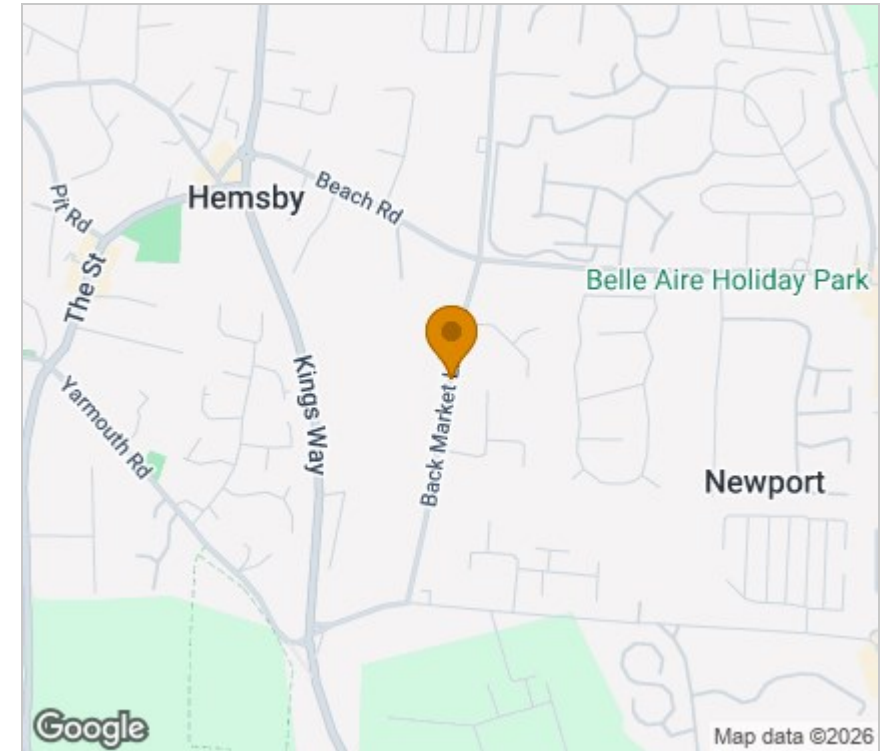
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## Floor Plan



## 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.

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