



Aldreds
Estate Agents



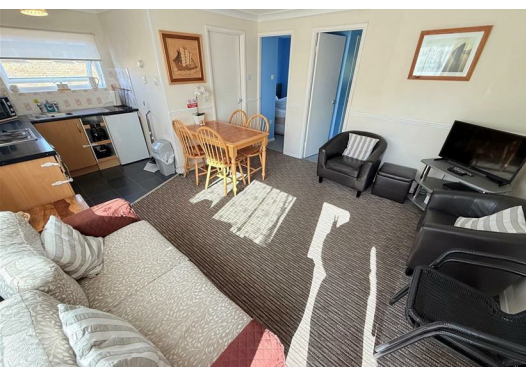
104, Florida Estate Back Market Lane

, Hemsby, NR29 4HW

£25,000



Aldreds are pleased to offer this attractively presented two bedroom semi 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 and renovated shower room. The property also benefits from double glazed windows and faces a sunny westerly direction on the periphery of the site. Outside there are communal lawned grounds and parking nearby. Close to local amenities. Offered with no onward chain.



Living Room Area 12'7" x 12'5" (3.84 x 3.80)
Frosted double glazed uPVC entrance door, double glazed window to front aspect, power points, tv point, fitted carpet, doors leading off, open plan access to:

Kitchen Area 6'5" x 5'4" (1.98 x 1.65)
Double glazed window to side aspect, range of fitted wood finish wall and matching base kitchen units with roll top work surface and tiled splash back walls, single drainer sink unit with mixer taps, power points, built in electric oven and four ring electric hob, recess with a fridge, tile effect laminate flooring.

Bedroom 1 9'10" x 9'8" (3.00 x 2.97)
Plus built in cupboard, double glazed window to rear aspect, power points, double bed.

Bedroom 2 9'10" x 8'2" (3.00 x 2.51)
Plus built in cupboard, double glazed window to rear aspect, power points, bunk bed.

Shower Room
Refurbished shower room with a full width aqua panelled shower with electric shower, low level wc with concealed cistern and adjacent vanity unit with inset wash basin, two frosted double glazed windows to side aspect, aqua panelled walls, tiled flooring.

Outside
The property faces a westerly direction with communal lawned grounds and parking directly in front of the chalet.

Tenure
Leasehold.

Approximately 42 years remaining of a 99 year lease that commenced in 1969

Ground Rent & Service charge 2026 - £800 approximately
Site open 1st March - 31st October
NO DOGS ALLOWED

Services
Mains water, electric and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'A'

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. You can also find the Norfolk broads within a short drive.

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 after a short distance bear left and immediately right. The chalet can be found after a short distance facing you.

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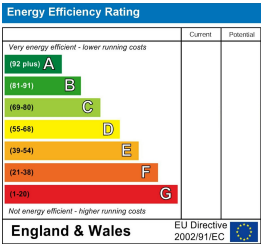
Area Map



Floor Plans



Energy Efficiency Graph



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