



6 Florida Holiday Park

Back Market Lane, Hemsby, Great Yarmouth NR29 4HP

£20,000



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Located in a quiet location on the edge of this popular site, Aldreds are pleased to offer this attractively presented mid terraced holiday chalet with a westerly facing aspect. The property has an open plan kitchen/lounge with modern fitted kitchen, two bedrooms, bathroom and separate wc. The chalet also benefits from double glazed windows and is being sold furnished and equipped. An early viewing is strongly recommended.

### Open Plan Kitchen/Living Room

#### Living Room

12'9" x 12'4" (3.90 x 3.77)

Double glazed window to front aspect, part double glazed pvc entrance door, vinyl flooring, built in storage cupboards, tv point, wall mounted electric fire, doors leading off and open access to:

#### Kitchen Area

6'0" x 5'6" (1.83 x 1.68)

Fitted kitchen with wood trim wall and matching base units with work surfaces over, single drainer sink unit, recess with fridge, part tiled walls, wood effect vinyl flooring, electric cooker, double glazed window to rear aspect.

#### Bedroom 1

9'6" x 9'1" (2.90 x 2.77)

Double glazed window to rear aspect, fitted carpet, built in storage cupboard.

#### Bedroom 2

9'1" x 8'6" (2.77 x 2.61)

Including a built in cupboard, double glazed window to front aspect.

#### Bathroom

White suite comprising cast iron panelled bath with electric shower over, pedestal wash basin, hot water heater, part tiled walls, frosted double glazed window to rear aspect, door to:

#### Cloakroom

Low level wc, frosted double glazed window to rear aspect.

#### Outside

To the front of the property is a part covered terrace beyond which are the communal lawned gardens and nearby parking. The chalet faces a westerly direction.





### Tenure

Leasehold.

The lease term expires in 2069

Total site fees for 2025-2026 are approximately £1700

This figure includes ground rent, site maintenance, water, sewerage and refuse collection.

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'

### 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 the chalet can be found in one of the blocks immediately on the right hand side.

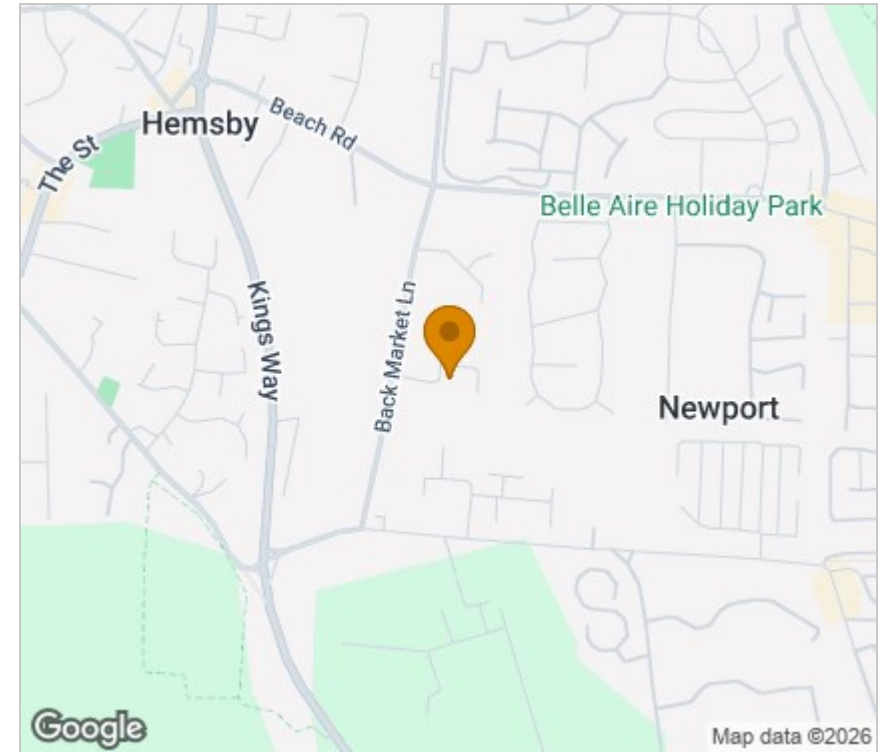
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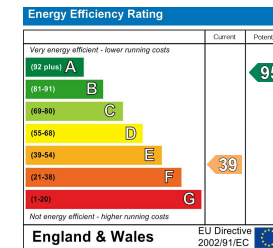
## Floor Plan



## 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.

### Disclaimer

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