



30 Florida Holiday Park Back Market Lane

Hemsby, Great Yarmouth, NR29 4HW

£25,000



## 30 Florida Holiday Park

Hemsby, Great Yarmouth, NR29 4HW

Aldreds are pleased to offer this very well 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 an open plan lounge/dining/kitchen area, two bedrooms and a new shower room. The property also benefits from double glazed windows and faces a sunny southerly direction. Outside there are communal lawned grounds and parking nearby. Close to local amenities. Sold furnished & Equipped.

### Open Plan Lounge/Dining/Kitchen

#### Lounge/Dining Area

12'8" x 12'7" (3.86 x 3.84 (3.87 x 3.83))

Part double glazed uPVC entrance door to front, double glazed window to front aspect, tv point, meter storage cupboard, wood effect laminate flooring, open access to:-

#### Kitchen

7'1" x 6'0" (2.16 x 1.83 (2.17 x 1.82))

Double glazed window to side aspect, range of wood effect wall and matching base kitchen units with roll top work surface, integrated electric oven and hob, stainless steel sink and drainer, recess with fridge, wood effect laminate flooring, part tiled walls.

#### Shower Room

New suite comprising full width walk in tiled shower cubicle with electric shower fitting over, vanity unit with inset wash basin, part tiled walls, low level wc with concealed cistern, two frosted double glazed windows, tiled flooring.

#### Bedroom 1

9'1" x 8'0" (2.77 x 2.44)

Combination bunk with double and single beds, wood effect laminate flooring, corner storage cupboard, wall mounted electric heater, double glazed window to rear aspect with shutter blinds.

#### Bedroom 2

8'6" x 7'7" (2.59 x 2.31 (2.60 x 2.32))

Double bed and bedroom furniture, corner storage cupboard, double glazed window to rear aspect with shutter blinds.

#### Outside

The chalet sits in communal lawned gardens which face a southerly direction with parking nearby. There is a terrace seating area immediately in front of the property.





### Tenure

Leasehold.

Recently extended lease which expires in 2069

Site opens from 1st March to 31st October.

Ground rent and maintenance/service charges for 2022/23 = £1750 approximately

No dogs allowed.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction applies for holiday use).

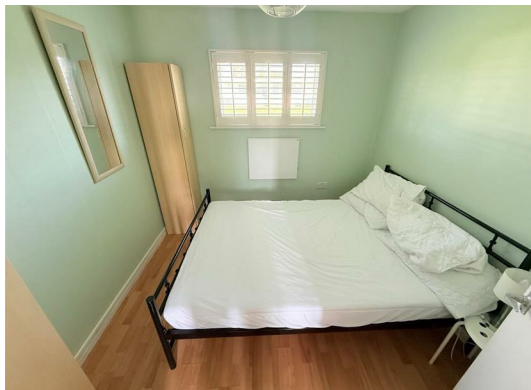
### Location

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.

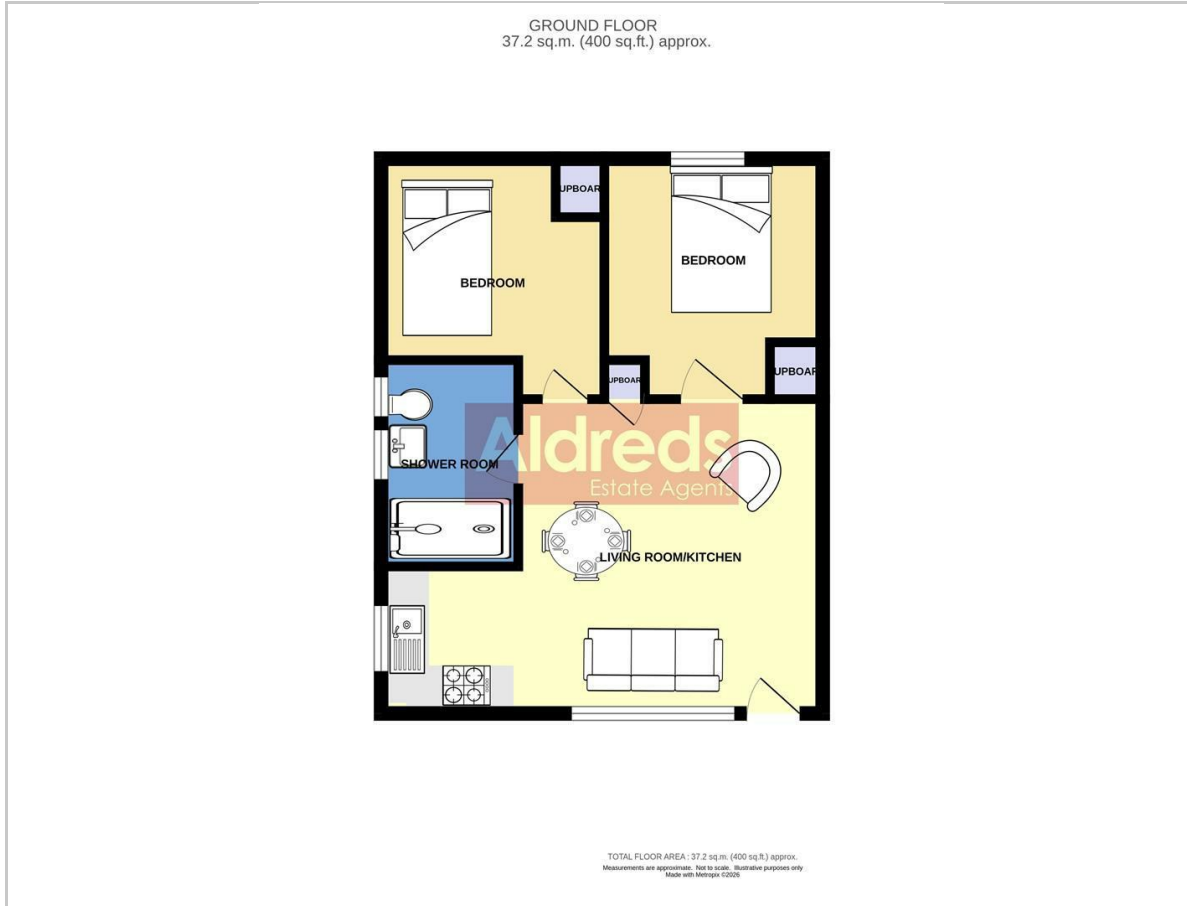
### Directions

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, the chalet can be found after a short distance on the left hand side.

Ref: Y12688/04/27/CF



## Floor Plan



## Viewing

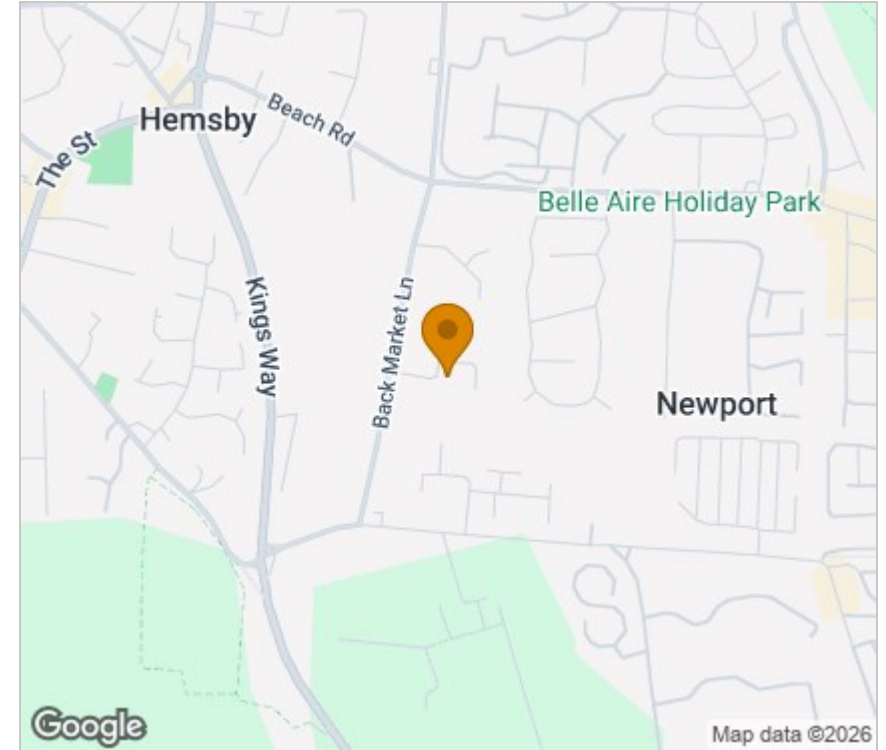
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

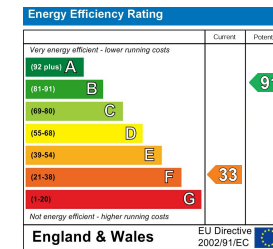
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## Area Map



## Energy Efficiency Graph



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