



## 106 Florida Holiday Park Back Market Lane

Hemsby, Great Yarmouth, NR29 4HW

Offers Over £25,000



Aldreds are pleased to offer this much improved and very well presented semi detached holiday chalet on a popular coastal village site offering a west facing aspect. The property has an open plan kitchen/lounge with modern replacement fitted kitchen with built in appliances, two bedrooms, renovated bathroom. The chalet is being sold fully equipped and benefits from pvc double glazed windows and pvc cladding to the front and rear. An early viewing is recommended.



### Open Plan Kitchen/Lounge 18'1" x 12'3" maximum (5.51 x 3.73 maximum)

Modern wood effect kitchen with wall and matching base units with work surface over, built in electric oven, four ring ceramic hob, single drainer stainless steel sink unit, recess with under counter fridge/freezer, part tiled walls, limed wood grey laminate flooring, part double glazed entrance door to front aspect, double glazed windows to front and side aspects, wall mounted tv, two sofas, table and chairs, doors leading off to:

### Bedroom 1 9'9" x 9'9" (2.97 x 2.97 (2.98 x 2.96))

Plus built in wardrobe, double glazed window to rear aspect, two single beds, box style storage.

### Bedroom 2 8'2" x 8'1" (2.49 x 2.46 (2.5 x 2.47))

Plus storage recess with shelving and hanging rail, double glazed window to rear aspect, fitted head board, two bedside cabinets.

### Bathroom

Renovated with white suite comprising panel bath with electric shower over, low level wc, pedestal wash basin, tile effect laminate flooring, tiled walls, extractor fan, two frosted double glazed windows to side aspect.

### Outside

The chalet sits in communal lawned gardens which face a westerly direction with a covered terrace and parking nearby.

### Tenure

Leasehold.

The current lease has approximately 47 years remaining

Total site fees for 2024/2025 amount to £784.05

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

Site opens from 1st March to 31st October.

No dogs allowed.

### 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.

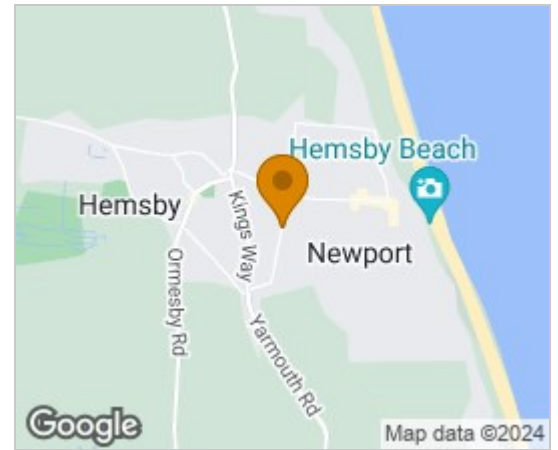
### Directions

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, take the first turning on the right into the Florida Holiday Park and follow the road around the left hand side and turn immediately right where the chalet can be found at the bottom facing you.

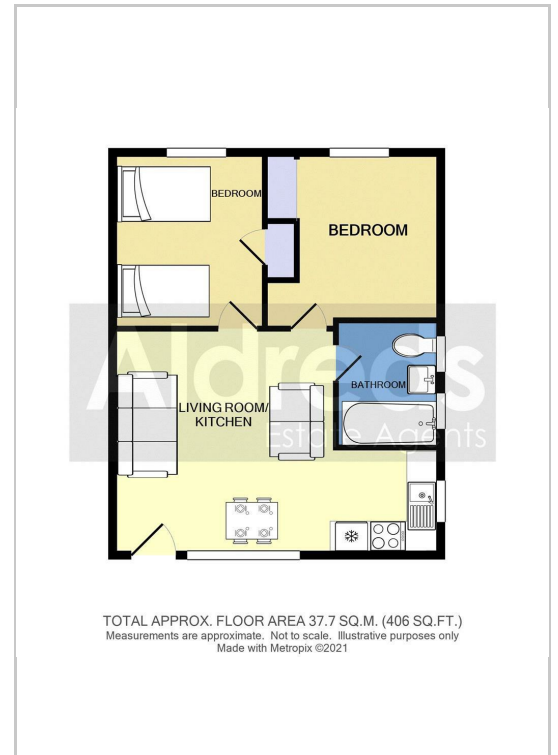
EPC Rating - F (34)

Ref: Y11633/12.22

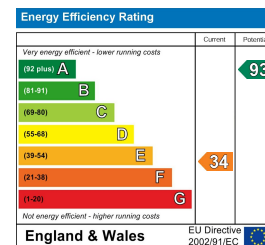
## Area Map



## Floor Plans



## Energy Efficiency Graph



### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA